

1. Agenda

Documents:

[032222 CC AGENDA2.PDF](#)

2. Meeting Materials

Documents:

[032222 CITY COUNCIL PACKET UPDATED USE REDUCED.PDF](#)

Grimes City Council Agenda

Grimes City Hall
101 NE Harvey Street
Grimes, Iowa 50111
Phone | 515.986.3036
www.grimesiowa.gov

Mayor | Scott Mikkelsen
City Council | Eric Johansen, Andy Borcharding,
David Gisch, Ryan Burger, Laurie DePhillips

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Grimes City Council Meeting March 22, 2022 In Person/Zoom at Grimes Community Center, 410 SE Main Street at 5:30 P.M.

The public is welcome and encouraged to attend and participate in this meeting in person or by internet or phone as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/3787305851?pwd=Y2xpSUU2T3IxUUpkSmFtRVlmTjlyUT09>

Meeting ID: 378 730 5851

Passcode: 1234

Public Comment: If you would like to address the City Council during the Public Comment portion of the meeting, please contact the City Clerk by 4:30 p.m. on the date of the meeting by email at rwilliams@grimesiowa.gov with your name and address or by using the RAISE HAND feature by zoom. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. If you are participating via phone, the raise and lower hand feature can be activated by using *9. After you are recognized, use *6 to unmute your audio. The Chat and Q&A functions will be turned off during the meeting. The Mayor will recognize you for 3 minutes of comment, and your microphone will be turned on.

Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 Ext 1025 from 8 a.m. to 4:30 p.m., or contact the Grimes City Clerk Rochelle Williams by email at:

rwilliams@grimesiowa.gov.

Meetings will be recorded

AGENDA ITEMS FOR March 22, 2022 AT 5:30 PM AT GRIMES COMMUNITY CENTER

1. Call to Order
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)

- A. Minutes from previous meeting
- B. Resolution 03-2122 Approving Quotes and Bills Over \$10,000
- C. ABD Renewal- El Huapango- 3600 SE Crossroads Dr. Class C Liquor License, Sunday Sales
- D. Resolution 03-2222 Approving Offer to Purchase – WRA Schaefer
- E. Resolution 03-2322 Approving Offer to Purchase – WRA Johnson
- F. Resolution 03-2622 Accepting Public Improvements in Autumn Park Plat 7
- G. Resolution 03-2722 Setting a Public Hearing on Proposed Rezoning of Property Generally Located at the Northwest Corner of SE 28th Street and Highway 141 From A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Rezone on April 26th, 2022 at 5:30 pm – generally referred to as MKEDS
- H. Resolution 03-2822 Assigning Address Grimes Acres Lot 7
- I. Resolution 03-3022 Setting the Date for Public Hearing and Additional Action on Proposal to Enter into General Obligation Loan Agreement and to Borrow Money Thereunder for April 12, 2022 at 5:30 pm.
- J. Professional Services:
 - a. Dorsey & Whitney LLP – Legal Services \$8,192.50
 - b. Christensen Development 1, LLC – Consultant for New Grimes Library \$10,000.00
 - c. Pay Request #10 Foth Infrastructure & Environment, LLC – James Street Corridor Study N 27th Street to S 37th Street \$2,180.50
 - d. Pay Request #15 Bolton & Menk, Inc for Highway 44 Corridor Study \$2,013.00
 - e. Pay Request #25 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$8,550.50
 - f. Pay Request #5 to Bolton & Menk Inc. for 2021 Asphalt Overlay Project \$3,118.00
 - g. Pay Request #27 to McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 \$1,655.00
 - h. Pay Request #26 to McClure Engineering Company for the New 1.5 MG Elevated Storage Tower-Construction Phase \$402.00
 - i. Pay Request #6 to ISG for Water Works Park Splash Pad \$72,000.00
 - j. I&S Group, Inc (ISG) Land Surveying for Disc Golf Course \$4,500.00
 - k. Impact 7G – Work for WRA Project \$3,800.00
 - l. Invision – New Grimes Library \$7,802.99
- K. Change Orders:
 - a. Change Order #1 S.J. Louis Construction, Inc for WRA Grimes Connector – Contract 1 decreasing the contract by -\$84,666.25
- L. Resolution 03-3422 Approving Fiscal Year 2021-2022 Transfers
- M. Resolution 03-2522 Consent to Improvements Within Surface Water Flowage Easement for Lot 55 in Heritage Station Crossing Plat 1 - 1100 NE Cypress Circle
- N. Resolution 03-3622 Ordering Construction of the 2022 Asphalt Overlay Project, and Fixing a Date for Hearing Thereon and Taking of bids Therefor – Bid Date of April 5, 2022 at 10:30 A.M and Public Hearing and Award of Contract April 12, 2022 at 5:30 P.M.
- O. Finance Report for February 2022
- P. Claims Report

PUBLIC FORUM

“People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

PUBLIC AND COUNCIL AGENDA ITEMS

Council may consider and potentially act on the following Public Agenda items

- A. Resolution 03-3722 Accepting Donations – Hope -GrimesPlex
- B. Budget Approval
 - 1. Public Hearing on the Fiscal Year 22-23 Budget
 - 2. Resolution 03-0622 Approving Fiscal Year 22-23 Budget
- C. Proposed Renewal to the Grimes Urban Renewal Area
 - 1. Public Hearing on Proposed Amendment to the Grimes Urban Renewal Area
 - 2. Resolution 03-2422 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
- D. Grimes Public Library Elevator Project
 - 1. Public Hearing on the Proposed Plans, Specifications, and Form of Contract for the New Grimes Public Library - Elevator Project
 - 2. Resolution 03-3122 Adopting Plans, Specifications, Form of contract and Estimate of Cost for the Grimes Public Library – Elevator Project
 - 3. Resolution 03-3222 Making Award of Construction Contract for the Grimes Public Library Elevator Project to Kone, Inc in the amount of \$144,000.00
 - 4. Resolution 03-3322 Authorizing Construction Contract and Bond for the Grimes Public Library Elevator Project
- E. Resolution 03-3522 Authorizing Development Agreement Negotiation – Rock Creek Investments Medical Park
- F. Grimes Tree Farm – Site Plan Amendment
- G. Willow Hills North – Preliminary Plat
- H. West Metro Industrial – Preliminary Plat
- I. West Metro Industrial – Site Plan
- J. Walmart Site Plan Amendment
- K. 3600 SE Miehle Drive Site Plan
- L. 2100 SE 44th Court – Site Plan Amendment
- M. Destination Ridge Plat 7 Preliminary Plat
- N. James Point -Proposed Rezoning of Property Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to R-3 Medium Two or More-Family Dwelling District
 - 1. Public Hearing on Proposed Rezoning of Property Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to R-3 Medium Two or More-Family Dwelling District
 - 2. Ordinance #760 First Reading on Proposed Rezoning of Property Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to R-3 Medium Two or More-Family Dwelling District
- O. Resolution 03-2922 Approving Princeton Subdivision Plat 4 Final Plat

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday, March 8, 2022

*Please note the regular City Council Meeting was held as an electronic and in person meeting. The meeting was called to order by Mayor Mikkelsen Tuesday March 8, 2022 at 5:36 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa. The Pledge of Allegiance was led by Mayor Mikkelsen.

ROLL CALL

Present: Mayor Scott Mikkelsen, Council Members: David Gisch, Andrew Borcharding, Ryan Burger, Laurie DePhillips, Eric Johansen

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Seconded by Johansen, to approve the agenda

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. ABD License Renewals a. Americinn: Special Class C, and Sunday Sales b. Yesway Store # 1037: Class E Liquor; Class B Wine, Class C Beer, Sunday Sales B. Resolution 03-0322 To Enter into A Sports Complex Facility Use Agreement with Central Iowa Sports C. Resolution 03-0722 Approving Quotes and Bills Over \$10,000 D. Set a Public Hearing for Budget Fiscal Year 2022-23 for March 22, 2022 E. Resolution 03-0522 Assigning Addresses for Multiple City of Grimes' Parkland F. Professional Payments a. Whitfield and Eddy Law – Legal Services \$6,956.00 b. Pay Request #39 Veenstra & Kimm, Inc for the WRA Connector \$13,086.08 c. Pay Request #21 d. Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project \$2,090.98 e. Pay Request #2 to Snyder & Associates, Inc for the Traffic Signal Network Communication Project \$13,860.00 f. Emergency Services Consulting International \$6,280.00 (1/2 cost reimbursed by City of Johnston) g. Nilles and Associates – Engineering Services \$11,500.00 H. Pay Requests: a. Pay Request #6 to Absolute Concrete for County Line Road Intersection Improvement \$19,130.41 b. Pay Request #1 S.J. Louis for the WRA Grimes Connector – Contract 1 \$97,850.00 I. Resolution 03-1022 Approving Personnel Transactions Job Descriptions J. Resolution 03-0922 Authorizing Human Resources Director to Sign Collective Bargaining Contract for American Federation of State, County, And Municipal Employees, Iowa Council 61 (“AFSCME”, July 1, 2022 through June 30, 2023 K. Resolution 03-0422 Approving the City of Grimes Participation in Further Discussions and Exploration Concerning the Establishment of Central Iowa Water Works L. Resolution 03-0822 Amendment to The Agreement for Cooperative Public Service Between Polk County, Iowa and The Central Iowa Watershed Management Authorities for The Funding of a Watershed Coordinator Position M. Resolution 03-1722 Approving Offer to Purchase and Agreement – WRA Sundet Property N. Resolution 03-1822 Approving Offer to Purchase and Agreement - WRA Wolfswinkel Property O. Resolution 03-1922 Approving Offer to Purchase and Agreement WRA Waterford Landing Property P. Resolution 03-2022 Approving Offer to Purchase and Agreement – WRA Pearson Property Q. Governors Days Requests from Grimes Chamber and Economic Development R. Receiving and Filing of Correspondence S. Claims Report Total \$877,500.48.

Motion by Borcharding, Seconded by Gisch, to approve the Consent Agenda.

Roll Call: Ayes: All; Nays: None Motion passes 5 - 0

PUBLIC FORUM - None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Donation Presentation to the New Library Building Fund by Mid-American Energy

Dustin Wedlund, Business Connections Manager from Mid-American presented a \$25,000 donation for the new Grimes library building fund. Mayor Mikkelsen, Library Director Cheryl Heid, and Library Board President Gary Schroeder accepted the generous donation. Schroeder offered appreciation to Mid-American Energy as well as the Library Board, staff, and Council for all the support and hard work provided to achieve the goals toward building the new library. Library Director Cheryl Heid provided an update on their ongoing fund-raising efforts. She stated that to date \$699,000 has been raised.

B. Max Levy

City Administrator Jake Anderson addressed Council stating that the following proceedings are part of the formal process to adopt the 2023 Fiscal Budget. Anderson said this will lower the overall property tax rate from \$11.41 to \$11.18 per thousand. Anderson stated these actions provide for a maximum collection of \$9,389,500.

1. Public Hearing on Proposed Max Levy for Fiscal Year 22-23

Mayor Mikkelsen opened the Public Hearing at 5:43 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:43 pm.

2. Resolution 03-0122 Approving Proposed Max Levy for Fiscal Year 22-23

Motion by Gisch, Seconded by Burger, to approve Resolution 03-0122 Approving Proposed Max Levy for Fiscal Year 22-23

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. WRA Grimes Connector – Contract 2

City Engineer Matt Arends addressed the Council regarding the recent bids for the WRA Connector Contract 2. Arends stated they had a total of five bids, which came in only slightly over the engineers estimate. Arends said the low bid was provided by S.M. Hentges & Sons of Joran, Minnesota in the amount of \$9,530,000. Arends told the Council that the following three resolutions are to adopt the plans, make award of the contract, and authorizing construction for the WRA Connector Contract 2.

a. Public Hearing on the WRA Grimes Connector Contract 2

Mayor Mikkelsen opened the Public Hearing at 5:45 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:45 pm.

b. Resolution 03-1122 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the WRA Grimes Connector – Contract 2

Motion by Johansen, Seconded by DePhillips, to approve Resolution 03-1122 adopting plans, specifications, form of contract and estimate of cost for the WRA Grimes Connector – Contract 2

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

c. Resolution 03-1222 Making Award of Construction Contract for the WRA Grimes Connector - Contract 2 to S.M. Hentges & Sons, Inc of Jordan, Minnesota in the amount of \$9,530,000.00
Motion by Johansen, Seconded by DePhillips, to approve Resolution 03-1222 making award of construction contract for the WRA Grimes Connector - Contract 2 to S.M. Hentges & Sons, Inc of Jordan, Minnesota in the amount of \$9,530,000.00

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

d. Resolution 03-1322 Authorizing Construction Contract and Bond for the WRA Grimes Connector – Contract 2

Motion by Johansen, Seconded by DePhillips, to approve Resolution 03-1322 authorizing construction contract and bond for the WRA Grimes Connector – Contract 2

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. WRA Grimes Connector – Contract 3

City Engineer Matt Ahrens told the Council that this phase of the WRA project received 4 bids, with Rognes Corporation of Ankeny, Iowa being the low bidder for the force main and gravity pump station. Ahrens said this bid came in a \$8,235,801. Ahrens notified the Council that due to the scope of the project, there would have to be some tree removal involved to accomplish the work.

a. Public Hearing on the WRA Grimes Connector - Contract 3

Mayor Mikkelsen opened the Public Hearing at 5:50 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:50 pm.

b. Resolution 03-1422 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the WRA Grimes Connectors – Contract 3

Motion by Gisch, Seconded by Borcharding, to approve Resolution 03-1422 adopting plans, specifications, form of contract and estimate of cost for the WRA Grimes Connectors – Contract 3

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

c. Resolution 03-1522 Making Award of Construction Contract for the WRA Grimes Connector – Contract 3 to Rognes Corporation of Ankeny, Iowa in the amount of \$8,235,801.00

Motion by Gisch, Seconded by Borcharding, to approve Resolution 03-1522 making award of construction contract for the WRA Grimes Connector – Contract 3 to Rognes Corporation of Ankeny, Iowa in the amount of \$8,235,801.00

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

d. Resolution 03-1622 Authorizing Construction Contract and Bond for the WRA Grimes Connector – Contract 3

Motion by Gisch, Seconded by Borcharding, to approve Resolution 03-1622 authorizing construction contract and bond for the WRA Grimes Connector – Contract 3

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

E. Loan Agreements

City Administrator Anderson addressed the Council stating that the Code of Iowa requires that the Council hold a hearing and then take additional action on a proposal to issue debt to be repaid with property tax revenues. Anderson said this is necessary to advance the Capital Improvement Projects for fiscal year 2023.

Anderson said the proposed loans include \$700,000 for undertaking improvements and repairs to municipal facilities, trail and installing security systems, and \$5,400,000 for infrastructure signalization projects, vehicles and equipment.

1. Public Hearing on Proposal to Enter into An Essential Purpose Loan Agreement

Mayor Mikkelsen opened the Public Hearing at 5:58 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:58 pm.

2. Public Hearing on Proposal to Enter into A General Purpose Loan Agreement

Mayor Mikkelsen opened the Public Hearing at 5:58 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:58 pm.

3. Resolution 03-0222 Taking Additional Action on Proposals to Enter into General Obligation Loan Agreements, providing for the Combination of Certain General Obligation Loan Agreements, And Providing for The Levy of Taxes to Pay the Same

Motion by Johansen, Seconded by Gisch, to approve Resolution 03-0222 taking additional action on proposals to enter into General Obligation Loan Agreements, providing for the combination of certain General Obligation Loan Agreements, and providing for the levy of taxes to pay the same.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

F. Amending an Ordinance with regard to Solicitation of Funds

City Administrator Anderson advised the Council that the City Attorney had recommended a revision to the Code of Ordinances Section 5-3-3 (1) to (5) with regard to solicitation of funds. Anderson said this revision would align the City Ordinances with the current federal interpretation of fund solicitation to be an equivalent of free speech.

a. Public Hearing on Amending Grimes Code of Ordinances Section in Regard to Solicitation of Funds

Mayor Mikkelsen opened the Public Hearing at 6:01 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:01pm

b. First Reading of Ordinance 759 Amending Grimes Code of Ordinances Section 5-3-3 (1) to (5) With Regard to Solicitation of Funds

Motion by Gisch, Seconded by Borcharding, to approve the First Reading of Ordinance 759 amending Grimes Code of Ordinances section 5-3-3 (1) to (5) with regard to solicitation of funds.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Motion by Gisch, Seconded by Borcharding, to the Second and Third Reading of Ordinance 759 amending Grimes Code of Ordinances section 5-3-3 (1) to (5) with regard to solicitation of funds.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Motion by Gisch, Seconded by Borcharding, to approve Final Passage of Ordinance 759 amending Grimes Code of Ordinances section 5-3-3 (1) to (5) with regard to solicitation of funds.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Mayor Mikkelsen introduced the Council to the new Communications Manager Whitney Tucker.

ADJOURN

Motion by Johansen, Seconded by Gisch, to adjourn the meeting at 6:04 p.m.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

GRIMES RESOLUTION 03-2122

**RESOLUTION APPROVING QUOTES AND BILLS OVER \$10,000
ACCORDING TO THE GRIMES PURCHASING AND PROCUREMENT
POLICY**

WHEREAS, the City of Grimes has adopted a Purchasing and Procurement Policy

WHEREAS, the Purchasing and Procurement Policy provides that purchases or payments over \$10,000 have City Council approval.

WHEREAS, any items and/or service with a value of between \$1,000 and \$10,000 require up to three (3) quotations unless the item or service obtained or provided cannot be obtained. Products offered under government purchasing consortium do not require (3) quotes.

WHEREAS, the Finance Director will ensure that, for accounting purposes, necessary records are kept and made available for reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA, that the following items attached as *Exhibit A* be approved for purchase or payment.

PASSED AND APPROVED THIS 22nd DAY OF MARCH, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



Safe travels:

Traffic and Parking Control Co., Inc.
5100 West Brown Deer Road
Brown Deer, Wisconsin 53223
Phone (800) 236-0112 • TAPCO.net.com • Fax (800) 444-0331

INVOICE

Customer Copy

Number: I718010

Date: 1/24/2022

Page: 1 of 1

001-216-6509

Bill To Customer # C46502	City of Grimes Jeremy Thayer 101 NE Harvey St GRIMES, IA 50111 USA				Ship To:	City of Grimes Jeremy Thayer 101 NE Harvey St GRIMES, IA 50111 USA	
Your Reference	Shipped	Salesperson	Terms	Sales Order #	Freight	Ship Via	
EMAIL	1/24/2022	Alex Horailis	Net 30 DAYS	SO689561	PREPAID FREIGHT (Free Freight)	ABF	

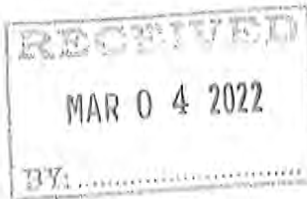
Item	Item/Description	Ordered	Shipped	UM	Price	Extension
	RRFB Pedestrian Safety System					
600145	RRFB, Solar 20/44, Radio, TOP, DS, Amber, PB, H/T Pole X2 Signs	2.00	2.00	EA	6,175.00	12,350.00
373-01499	W11-2,30"x30" DG3 FY, Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow	8.00	8.00	EA	101.60	812.80
373-05060	W16-7PL, 24"x12"x.080 DG3 FY, Down Diagonal Left Arrow	4.00	4.00	EA	37.95	151.80
373-05081	W16-7PR, 24"x12"x.080 DG3 FY, Down Diagonal Right Arrow	4.00	4.00	EA	37.95	151.80
107265	Sign Mounting Kit, Banded, Flared Leg, Standard For Mounting B2B Static Signs to a Large Pole Poles	8.00	8.00	EA	27.95	223.60
	Pole Package, 13', 4.5" OD, 42" J-Bolts Includes: Pole, Base, J-Bolts					
373-13	Standard Aluminum Pole, 13' Schedule 40 6061-T6 4.5" O.D. T.O.E.	4.00		EA		
203-00014	Base, Aluminum Square Pedestal, No Paint Door, SP-5444-PNC	4.00	4.00	EA		
3177-00042	J-Bolt, 1"x 42"x4" ATSM F1554 GR-105 92k 12"	16.00	16.00	EA		
030-00006	Thread Full Galvanized with Nut & Lock Washer Washer Flat 1-1/16" ID x 2.50 D x .125" Galvanized For 1" AB, for use w/Item # 111644 (not Incl)	16.00	16.00	EA		
	FREE SHIPPING TAPCO'S OMNIA Contract # 2020-200 TAPCO OMNIA Partners Contract # 2020-200 Thank you - Alex Horaitis Email - Alex.Horaitis@tapconet.com Office Number: (262) 814-7321 Mobile Number: (262) 893-1555					
FREIGHT	Freight Amount	1.00	1.00	EA	253.17	253.17
FREEFREIGHT	Freight Amount	1.00	1.00	EA	-253.17	-253.17

Remittance address: 5100 W. Brown Deer Rd. Brown Deer, WI 53223

All prices are listed in US Dollars (USD) For terms and conditions, please visit: https://www.tapconet.com/terms-conditions	Merchandise	Discount	Tax	Credit/Payment Applied	Total Due
	\$13,690.00	\$0.00	\$0.00	(\$0.00)	\$13,690.00



Traffic and Parking Control Co., Inc.
 5100 West Brown Deer Road
 Brown Deer, Wisconsin 53223
 Phone (800) 236-0112 • TAPCOnet.com • Fax (800) 444-0331



Emailed 3/4/22

INVOICE

Customer Copy

Number: I718010

Date: 1/24/2022

Page: 1 of 1

Bill To Customer # C46502	City of Grimes Jeremy Thayer 101 NE Harvey St GRIMES, IA 50111 USA				Ship To:	City of Grimes Jeremy Thayer 101 NE Harvey St GRIMES, IA 50111 USA	
Your Reference	Shipped	Salesperson	Terms	Sales Order #	Freight	Ship Via	
EMAIL	1/24/2022	Alex Horaitis	Net 30 DAYS	SO689561	PREPAID FREIGHT (Free Freight)	ABF	

Item	Item/Description	Ordered	Shipped	UM	Price	Extension
600145	RRFB Pedestrian Safety System RRFB, Solar 20/44, Radio, TOP, DS, Amber, PB, H/T Pole X2 Signs	2.00	2.00	EA	6,175.00	12,350.00
373-01499	W11-2,30"x30" DG3 FY, Pedestrian Crossing (Symbol) Fed Spec - Fluorescent Yellow	8.00	8.00	EA	101.60	812.80
373-05060	W16-7PL, 24"x12"x.080 DG3 FY, Down Diagonal Left Arrow	4.00	4.00	EA	37.95	151.80
373-05061	W16-7PR, 24"x12"x.080 DG3 FY, Down Diagonal Right Arrow	4.00	4.00	EA	37.95	151.80
107265	Sign Mounting Kit, Banded, Flared Leg, Standard For Mounting B2B Static Signs to a Large Pole Poles	8.00	8.00	EA	27.95	223.60
373-13	Pole Package, 13', 4.5" OD, 42" J-Bolts Includes: Pole, Base, J-Bolts Standard Aluminum Pole, 13' Schedule 40 6061-T6 4.5" O.D. T.O.E.	4.00		EA		
203-00014	Base, Aluminum Square Pedestal, No Paint Door, SP-5444-PNC	4.00	4.00	EA		
3177-00042	J-Bolt, 1"x 42"+4" ATSM F1554 GR-105 92k 12" Thread Full Galvanized with Nut & Lock Washer	16.00	16.00	EA		
030-00006	Washer Flat 1-1/16" ID x 2.50 OD x .125" Galvanized For 1" A/B, for use w/item # 111644 (not incl) FREE SHIPPING TAPCO'S OMNIA Contract # 2020-200 TAPCO OMNIA Partners Contract # 2020-200 Thank you - Alex Horaitis Email - Alex.Horaitis@tapconet.com Office Number: (262) 814-7321 Mobile Number: (262) 893-1555	16.00	16.00	EA		
FREIGHT	Freight Amount	1.00	1.00	EA	253.17	253.17
FREEFREIGHT	Freight Amount	1.00	1.00	EA	-253.17	-253.17

Remittance address: 5100 W. Brown Deer Rd. Brown Deer, WI 53223

All prices are listed in US Dollars (USD) For terms and conditions, please visit: https://www.tapconet.com/terms-conditions	Merchandise	Discount	Tax	Credit/Payment Applied	Total Due
	\$13,690.00	\$0.00	\$0.00	(\$0.00)	\$13,690.00

P.O. No. _____

31541

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier

Tapco

Name

Address

Phone Number/Fax Number

ITEMS

QTY

UNIT PRICE

TOTAL

1718010

13690.00

PURCHASE JUSTIFICATION:

Signage

DEPARTMENT:

Streets - Signs

LINE ITEM:

001-210-6509

BEGINNING BUDGET BALANCE:

ENDING BUDGET BALANCE:

PURCHASE REQUESTED BY:

DATE:

3/9/22

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jack Anderson
City Administrator

3/16/22
Date

Council Approval date: (if over \$10,000)

☐

Purchaser's Copy

☐

Vendor's Copy

☐

File Copy

Council Meeting March 22, 2022

ABD RENEWAL

- 1. El Huapango:** 3600 SE Crossroads Dr. #E; Special Class C, and Sunday Sales



**CITY OF GRIMES
ALCHOLIC BEVERAGE LICENSE
STAFF APPROVAL FORM**

Establishment Name: El Hapango, Inc.

Establishment Address: 3600 SE Crossroads Dr., Ste. E

License Class: A ☐ B ☐ C ☒ E ☐ (All that apply)

Privileges: Outdoor Service ☐ Sunday Sales ☒ Catering ☐ (All that apply)

New ☐ Renewal ☒

Fire Department Approval

Fire Inspection Date: 2/17/2022

Approval: Yes ☒ No ☐

Reason for not approving: _____

Fire Marshal Signature: [Signature]

Building Department Approval

Approval: Yes ☒ No ☐

Reason for not approving: _____

Building Official Signature: [Signature]

Planning Approval

Approval: Yes ☒ No ☐

Reason for not approving: _____

Planning Signature: [Signature]



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)		BUSINESS
EL HUAPANGO MEXICAN RESTAURANT INC	El Huapango Mexican Restaurant		(515) 343-9246
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
3600 SE Crossroads Drive, Suite E	Grimes	Polk	50111
MAILING ADDRESS	CITY	STATE	ZIP
3816 Ingersoll Ave	Des Moines	Iowa	50312

Contact Person

NAME	PHONE	EMAIL
Maximino Escorcía	(515) 288-3188	maribel@communitycpa.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0045188	Class C Liquor License	12 Month	Active
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Mar 31, 2021	Mar 30, 2022		
SUB-PERMITS			
Class C Liquor License			



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Privately Held Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Maximino Escorcía-Godínez	Des Moines	Iowa	50317	Director	50.00	No
Moises Escorcía	Des Moines	Iowa	50317	Director	50.00	No

Insurance Company Information

INSURANCE COMPANY

Farmers Insurance Group

POLICY EFFECTIVE DATE

Mar 31, 2021

POLICY EXPIRATION DATE

Mar 30, 2022

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Resolution Approving Offer to Purchase and Agreement – WRA Schaefer Property

SYNOPSIS:

With the development of the plans for Grime WRA Connector Project, it has been determined that certain easements will be necessary in order to construct the project.

A compensation estimate has been prepared for the easement, and an offer made to the property owner. The offer indicates that the City will pay a total of \$30,264.24 for the permanent and temporary easements, and sewer connection.

The owner has reviewed the offer and accepted it.

FISCAL IMPACT:

Total Cost = \$30,260.24

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE AND AGREEMENT – WRA
SCHAEFER PROPERTY

WHEREAS, the City of Grimes is developing plans to construct the Grimes WRA Connector Project (the “Project”) and has determined that certain easements are necessary in order to construct the Project; and

WHEREAS, the City of Grimes has extended an Offer to Purchase and Agreement (the “Offer”), provided as Exhibit A, to the property owner (the “Owner”); and

WHEREAS, the Owner has reviewed the Offer and has accepted the Offer.

NOW, THEREFORE, be it resolved by the City Council of the City of Grimes, Iowa:

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor is authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

Page 1

PARCEL NO. 1211400005
 PROJECT NO. N/A

COUNTY: Dallas
 PROJECT NAME: Grimes WRA Connector Project

TO: Robert A. Schaefer Revocable Trust and L. Annetta Schaefer Revocable Trust

On this 17th day of March, 2022, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Dallas County, Iowa, and legally described on the attached **Easement Exhibit**. **This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on **EXHIBIT A** and which include the following buildings, improvements and other property: **LAND ONLY**. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.
3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>30,260.24</u>	on possession and conveyance	<u>Within 30 Days of BUYER Approval</u>

\$ 30,260.24 TOTAL LUMP SUM

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	<u>0</u> sq.ft.	\$ <u>0.00</u>
Underlying Fee Title	<u>0</u> sq.ft.	\$ <u>0.00</u>
Permanent Easement	<u>23,026</u> sq.ft.	\$ <u>10,175.63</u>
Temporary Easement(s)	<u>107,268</u> sq.ft.	\$ <u>7,584.61</u>
Future Sewer Connection		\$ <u>12,500</u>
Total		\$ <u>30,260.24</u>
Additional Damages	<u>None</u>	

DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: None
5. Each page and each attachment is by this reference made part hereof.
6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None
7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.
9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.
10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.
12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.
13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None
14. BUYER shall be responsible for the removal and relocation of any fences.
15. BUYER shall be responsible for restoration of disturbed area within easements.
16. BUYER shall install as part of the construction, a culvert crossing, providing access to the western side of the property. The culvert shall be a 48" RCP and approximately 35-40-feet in width, allowing a minimum 20-foot crossing.
17. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.
18. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.
19. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.
20. GENERAL PROVISIONS.
 - a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
 - b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
 - c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

X Robert A. Schaefer
By: Robert A. Schaefer Revocable Trust
Marital Status: MARRIED

X L. Annetta Schaefer
By: L. Annetta Schaefer Revocable Trust
Marital Status: MARRIED

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF POCK } ss:

On this 17 day of MARCH, A.D. 20 22, before me, the undersigned, a Notary Public in and for said State, personally appeared

ROBERT AND L. ANNETTA SCHAEFER

or to me personally known
or proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Alex Pfaltzgraaf (Sign in Ink)
ALEX PFALTZGRAAF (Print/Type Name)
Notary Public in and for the State of Iowa

CAPACITY CLAIMED

BY SIGNER:

☒ INDIVIDUAL
☐ CORPORATE

Title(s) of Corporate Officer(s):

☐ Corporate Seal is affixed

☐ No Corporate Seal procured

☐ PARTNER(s): ☐ Limited Partnership
☐ General Partnership

☐ ATTORNEY-IN-FACT

☒ EXECUTOR(s) or TRUSTEE(s)

☐ GUARDIAN(s) or CONSERVATOR(s)

☐ OTHER:

SIGNER IS REPRESENTING:

List name(s) of person(s) or entity(ies)

BUYER'S APPROVAL

Signed by: Scott Mikkelsen (Date)

Attested by: Rochelle Williams (Date)

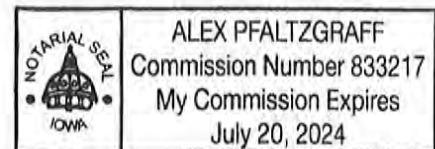
BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, 20____, before me, the undersigned, personally appeared _____

known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

Notary Public in and for the State of Iowa



Prepared by & Return to: Alex S. Pfaltzgraff, 410 SE Main Street, Grimes, IA 50111 Project: Grimes Sewer Connector

PERMANENT EASEMENT FOR SANITARY SEWER RIGHT-OF-WAY

Robert A. Schaefer Revocable Trust and L. Annetta Schaefer Revocable Trust (hereinafter referred to as the "Grantor"), in consideration of Ten thousand one hundred seven and five and /100 Dollars (\$10,175.65) to be paid by the City of Grimes, Iowa, does/do hereby convey unto the City of Grimes, Iowa (hereinafter "Grantee" or "City"), a Permanent Easement Sanitary Sewer Right-of-Way under, over, through and across the following described property:

PARCEL "B" OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M, DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 709 ON PAGE 194 IN THE DALLAS COUNTY RECORDER'S OFFICE

Which property is also described and depicted on the plat attached hereto as Exhibit "A "

(hereinafter referred to as the "Easement Area") for all activities related to the purpose of Grantee constructing, reconstructing, repairing, enlarging and maintaining a sanitary sewer, together with the necessary appurtenances thereto, under, over and through said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written approval of the Grantee.
2. **PLANTINGS.** The planting of trees and shrubs is prohibited within the Easement Area.
3. **CHANGE OF GRADE PROHIBITED.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the Grantee.
4. **RIGHT OF ACCESS.** The Grantee, its agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area. This Easement allows the Grantee, its agents, contractors, employees and assigns the right to enter in,

upon and onto the Easement Area at any time to perform any and all activities related to or necessary for the construction, reconstruction, repair, enlargement or maintenance of the sanitary sewer, including but not limited to the following activities: (1) grading and excavation; (2) hauling, transporting and storage of materials and equipment; (3) removal of any unauthorized plantings or structures placed or erected within the Easement Area; (4) trimming and/or removal of trees, shrubs, and landscaping within or encroaching upon the Easement Area; and (5) utility work including but not limited to relocation, placement and removal of various utility facilities such as electric poles and wires, water lines, sewer lines and natural gas facilities that are within or encroaching upon the Easement Area. This right of access shall begin on the date that Grantor executes this document.

5. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns and on Grantee's successors and assigns. Grantee may choose to quit claim all its interest in the property interests and sewer to the Des Moines Metropolitan Wastewater Reclamation Authority ("WRA") upon completion of the project and acceptance of the Grimes Connector Sewer by the WRA.
6. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received final approval and acceptance by the Grimes City Council by Resolution, which approval and acceptance shall be noted on this Easement.
7. **SPECIAL PROVISIONS.** None.

Grantor does hereby covenant with the City that Grantor holds said real estate described in this Easement by Title in Fee Simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

The remainder of this page is intentionally left blank.

Signed this 17 day of MARCH, 2022.

Robert A. Schaefer
Robert A. Schaefer

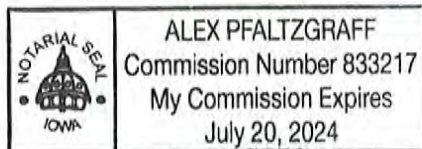
Signed this 17 day of MARCH, 2022.

L. Annetta Schaefer
L. Annetta Schaefer

STATE OF Iowa)
) SS.

COUNTY OF Polk)

On this 17 day of MARCH, 2022 before me, the undersigned personally appeared
ROBERT AND L. ANNETTA,
known to me to be the identical persons named in and who executed the foregoing instrument
and acknowledged that they executed the same as their voluntary act and deed.



Alex Pfaltzgraft
Notary Public in and for the State of Iowa

ACCEPTANCE BY GRANTEE:

APPROVAL AND ACCEPTANCE:

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams, City Clerk

State of Iowa)
) ss
County of Polk)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, under Roll Call No. ____ - ____ of the City Council on the ____ day of _____, 20____, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation by it voluntarily executed.

Notary Public in and for the State of Iowa

EASEMENT DRAWING

PROPERTY OWNER:

ROBERT A. SHAEFER REVOCABLE TRUST
DATED DECEMBER 14, 2000
L. ANNETTA SCHAEFER REVOCABLE TRUST
DATED DECEMBER 14, 2000
BK2000 PG13074

MAILING ADDRESS:

2704 PATRICIA DR
URBANDALE IA 50322

FOR PERPETUAL SANITARY SEWER
BEING CONVEYED TO THE WRA

PARCEL NO.:

1211400005

PHYSICAL ADDRESS:

5732 156th STREET
URBANDALE, IA 50322

LEGAL DESCRIPTION:

A PERPETUAL SANITARY SEWER EASEMENT LOCATED IN PARCEL "B" OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M, DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 709 ON PAGE 194 IN THE DALLAS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED IN TWO (2) SEGMENTS AS FOLLOWS:

SEGMENT 1

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 89°14'47" WEST ALONG THE NORTH LINE OF SAID PARCEL "B", 614.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18°04'43" WEST, 11.49 FEET; THENCE SOUTH 00°16'57" WEST, 314.68 FEET TO THE NORTH LINE OF PARCEL "C" IN SAID SURVEY RECORDED IN BOOK 709 ON PAGE 194; THENCE NORTH 89°14'00" WEST ALONG SAID NORTH LINE, 21.74 FEET TO THE EAST LINE OF AN EXISTING PERPETUAL SANITARY SEWER EASEMENT RECORDED IN BOOK 2007 ON PAGE 1422 IN THE DALLAS COUNTY RECORDER'S OFFICE; THENCE NORTH 00°41'30" EAST ALONG SAID EAST LINE, 325.74 FEET TO SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°14'47" EAST ALONG SAID NORTH LINE, 22.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,719 SQUARE FEET OR 0.15 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SEGMENT 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°43'24" EAST ALONG THE SOUTH LINE OF SAID PARCEL "B", 192.79 FEET TO THE SOUTHEAST CORNER OF AN EXISTING PERPETUAL SANITARY SEWER EASEMENT RECORDED IN BOOK 2007 ON PAGE 1422 IN THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°03'51" WEST ALONG THE EAST LINE OF SAID EXISTING EASEMENT, 123.36 FEET; THENCE NORTH 00°10'03" WEST ALONG SAID EAST LINE, 282.51 FEET; THENCE NORTH 79°26'14" EAST ALONG SAID EAST LINE, 470.58 FEET TO THE WEST LINE OF R&G SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, DALLAS COUNTY, IOWA; THENCE SOUTH 00°07'33" EAST ALONG SAID WEST LINE, 19.67 FEET; THENCE SOUTH 79°33'19" WEST, 451.55 FEET; THENCE SOUTH 00°19'13" EAST, 391.05 FEET TO SAID SOUTH LINE OF PARCEL "B"; THENCE NORTH 88°43'24" WEST ALONG SAID SOUTH LINE, 19.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,307 SQUARE FEET OR 0.37 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

TOTAL AREA CONTAINING 23,026 SQUARE FEET OR 0.52 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

12-20-20
DRAWN TJP
CHECKED ENG
APPROVED HRV
DATE

GRIMES - WRA CONNECTOR
WRA PROJECT NO.: XX-XXXX-XXX

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

PE-5376

Rev/By

SHEET 2 OF 2

128107

Prepared by & Return to: Alex S. Pfaltzgraff, 410 SE Main Street, Grimes, IA 50111
Project: Grimes Sewer Connector

TEMPORARY EASEMENT FOR CONSTRUCTION AND CONSTRUCTION-RELATED ACTIVITIES

Robert A. Schaefer Revocable Trust and L. Annetta Schaefer Revocable Trust (hereinafter referred to as the "Grantor"), in consideration of seven thousand five hundred eighty four and 61/100 Dollars (\$ 7584.61) to be paid by the City of Grimes, Iowa (hereinafter referred to as the "Grantee" or "City"), upon final approval and acceptance of this Easement by the City Council of the City of Grimes, Iowa, does/do hereby convey unto the City of Grimes, Iowa, a Temporary Easement for Construction and Construction-Related Activities under, over, through and across the following described property.

PARCEL "B" OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M, DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 709 ON PAGE 194 IN THE DALLAS COUNTY RECORDER'S OFFICE.

Which property is also described and depicted on the plat attached hereto as Exhibit " A "

(hereinafter referred to as the "Easement Area") Said Easement allows the Grantee, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area for the Grimes WRA Connector Project ("Project"), which purpose includes any and all construction-related activities, and includes but is not limited to the following: (1) grading and excavation; (2) hauling, transporting and storage of materials and equipment; (3) trimming and/or removal of trees and landscaping within or encroaching upon the Easement Area; (4) utility work including but not limited to relocation, placement and removal of various utility facilities such as electric poles and wires, water lines, sewer lines and natural gas facilities that are within or encroaching upon the Easement Area; (5) laying, constructing, maintaining, operating, repairing and removing underground conduit, wires, cables, poles, guys, guy stubs, anchors and other necessary equipment incident thereto (including but not limited to transformers, switchgears, capacitors

and other associated surface mounted equipment); and (6) soil and groundwater analysis and related requirements.

It is understood that, upon completion of this Project, the Grantee shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the Grantee and/or permitted parties during the course of construction, except that the following items shall not be restored by the Grantee or permitted parties but are instead compensated for the consideration paid for in this Easement by the Grantee as set forth above. (List items below or state "none").

None

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the Grantee and shall be subject to the following terms and conditions to which the Grantee, upon acceptance of this instrument by the Grantee, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantor signs this document until completion of construction of this improvement above described and the Grantee's performance of its obligation hereunder. This Easement shall be binding on Grantor and on Grantor's successors and assigns during construction of this improvement.
2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**

The Grantor states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

None

Furthermore, Grantor shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify Grantee against any such claims as a result of this Project, unless the claim is due to Grantee's gross negligence.

- Signed this 17 day of MARCH, 2022.

Signed this 17 day of MARCH, 2022.

Page 3 of 5

ACCEPTANCE BY GRANTEE:

APPROVAL AND ACCEPTANCE:

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams, City Clerk

State of Iowa)
) ss
County of Polk)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, under Roll Call No. ____-____ of the City Council on the ____ day of _____, 20____, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation by it voluntarily executed.

Notary Public in and for the State of Iowa

EASEMENT DRAWING

PROPERTY OWNER:

ROBERT A. SHAEFER REVOCABLE TRUST
DATED DECEMBER 14, 2000
L. ANNETTA SCHAEFER REVOCABLE TRUST
DATED DECEMBER 14, 2000
BK2000 PG13074

MAILING ADDRESS:

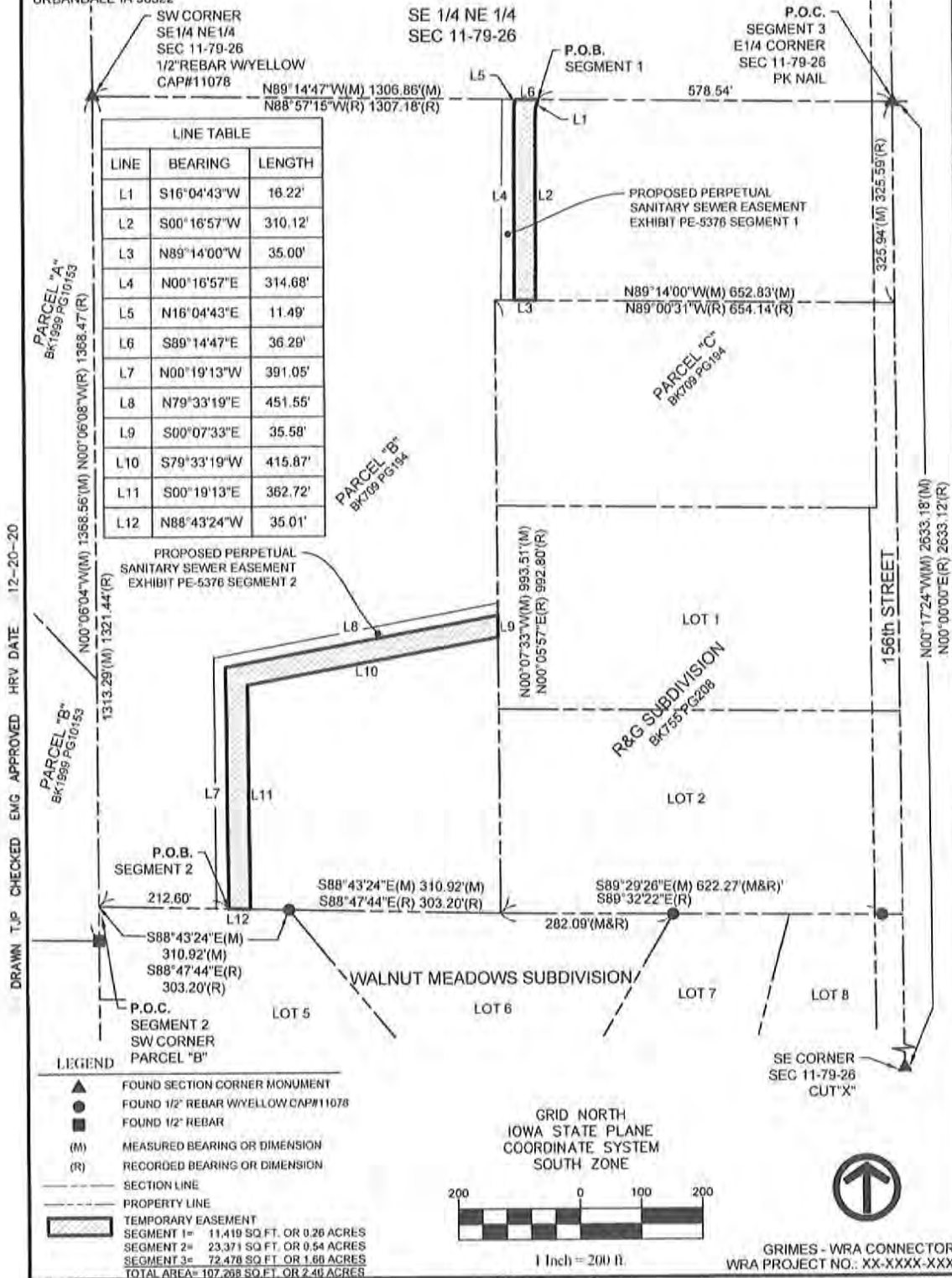
2704 PATRICIA DR
URBANDALE IA 50322

FOR TEMPORARY CONSTRUCTION
BEING CONVEYED TO THE WRA

PARCEL NO.
1211400005

PHYSICAL ADDRESS:

5732 156th STREET
URBANDALE, IA 50322



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signed _____

Date _____



Eric M. Green, P.L.S.
Iowa License No. 17758
My license renewal date is December 31, 2021

Drawings covered by this seal: Sheets 1 through 3

Rev/By _____

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

TE-5376

SHEET 1 OF 3

128107

EASEMENT DRAWING

PROPERTY OWNER:

ROBERT A. SHAEFER REVOCABLE TRUST
DATED DECEMBER 14, 2000
L. ANNETTA SCHAEFER REVOCABLE TRUST
DATED DECEMBER 14, 2000
BK2000 PG13074

MAILING ADDRESS:

2704 PATRICIA DR
URBANDALE IA 50322

FOR TEMPORARY CONSTRUCTION
BEING CONVEYED TO THE WRA

PARCEL NO.:

1211400005

PHYSICAL ADDRESS:

5732 156th STREET
URBANDALE, IA 50322

LEGAL DESCRIPTION:

A TEMPORARY CONSTRUCTION EASEMENT LOCATED IN PARCEL "B" OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M. DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 709 ON PAGE 194 IN THE DALLAS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED IN THREE (3) SEGMENTS AS FOLLOWS:

SEGMENT 1

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 89°14'47" WEST ALONG THE NORTH LINE OF SAID PARCEL "B", 578.54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16°04'43" WEST, 16.22 FEET; THENCE SOUTH 00°16'57" WEST, 310.12 FEET TO THE NORTH LINE OF PARCEL "C" IN SAID SURVEY RECORDED IN BOOK 709 ON PAGE 194; THENCE NORTH 89°14'00" WEST ALONG SAID NORTH LINE, 35.00 FEET; THENCE NORTH 00°16'57" EAST, 314.68 FEET, THENCE NORTH 16°04'43" EAST, 11.49 FEET TO SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°14'47" EAST ALONG SAID NORTH LINE, 35.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,419 SQUARE FEET OR 0.26 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SEGMENT 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°43'24" EAST ALONG THE SOUTH LINE OF SAID PARCEL "B", 212.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°19'13" WEST, 391.05 FEET; THENCE NORTH 79°33'19" EAST, 451.55 FEET TO THE WEST LINE OF R&G SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, DALLAS COUNTY, IOWA; THENCE SOUTH 00°07'33" EAST ALONG SAID WEST LINE, 35.58 FEET; THENCE SOUTH 79°33'19" WEST, 415.87 FEET; THENCE SOUTH 00°19'13" EAST, 362.72 FEET TO SAID SOUTH LINE OF PARCEL "B"; THENCE NORTH 88°43'24" WEST ALONG SAID SOUTH LINE, 35.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,371 SQUARE FEET OR 0.54 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SEGMENT 3

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 89°14'47" WEST ALONG THE NORTH LINE OF SAID PARCEL "B", 637.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°41'30" WEST, 325.74 FEET TO THE NORTH LINE OF PARCEL "C" IN SAID SURVEY RECORDED IN BOOK 709 ON PAGE 194; THENCE NORTH 89°14'00" WEST ALONG SAID NORTH LINE, 9.88 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°07'33" EAST ALONG THE WEST LINE OF SAID PARCEL "C" AND ALONG THE WEST LINE OF R&G SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF URBANDALE, DALLAS COUNTY, IOWA, 491.06 FEET; THENCE SOUTH 79°26'14" WEST, 470.58 FEET; THENCE SOUTH 00°10'03" EAST, 282.51 FEET; THENCE SOUTH 00°03'51" EAST, 123.36 FEET TO THE SOUTH LINE OF SAID PARCEL "B"; THENCE NORTH 88°43'24" WEST ALONG SAID SOUTH LINE, 45.21 FEET; THENCE NORTH 00°19'13" WEST, 443.66 FEET; THENCE NORTH 79°33'19" EAST, 480.60 FEET; THENCE NORTH 00°16'57" EAST, 777.60 FEET TO SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°14'47" EAST ALONG SAID NORTH LINE, 45.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,478 SQUARE FEET OR 1.66 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

TOTAL AREA CONTAINING 107,268 SQUARE FEET OR 2.46 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

GRIMES - WRA CONNECTOR
WRA PROJECT NO.: XX-XXXX-XXX

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

TE-5376

Rev/By

SHEET 3 OF 3

DRAWN TJP CHECKED ENG APPROVED HRV DATE 12-20-20

128107



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Resolution Approving Offer to Purchase and Agreement – WRA Johnson Property

SYNOPSIS:

With the development of the plans for Grime WRA Connector Project, it has been determined that certain easements will be necessary in order to construct the project.

A compensation estimate has been prepared for the easement, and an offer made to the property owner. The offer indicates that the City will pay a total of \$16,752.52 for the permanent and temporary easements.

The owner has reviewed the offer and accepted it.

FISCAL IMPACT:

Total Cost = \$16,752.52

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution

RESOLUTION NO. _____

RESOLUTION APPROVING OFFER TO PURCHASE AND AGREEMENT – WRA
JOHNSON PROPERTY

WHEREAS, the City of Grimes is developing plans to construct the Grimes WRA Connector Project (the “Project”) and has determined that certain easements are necessary in order to construct the Project; and

WHEREAS, the City of Grimes has extended an Offer to Purchase and Agreement (the “Offer”), provided as Exhibit A, to the property owner (the “Owner”); and

WHEREAS, the Owner has reviewed the Offer and has accepted the Offer.

NOW, THEREFORE, be it resolved by the City Council of the City of Grimes, Iowa:

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor is authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED this ____ day of _____, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

Page 1

PARCEL NO. 1214426001
 PROJECT NO. N/A

COUNTY: Dallas
 PROJECT NAME: Grimes WRA Connector Project

TO: Trudy A. Clayton KNA Trudy A. Johnson

On this 11th day of March, 2022, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Dallas County, Iowa, and legally described on the attached **Easement Exhibit**. **This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: **LAND ONLY**. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.
2. Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.
3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
\$ <u>16,752.52</u>	on possession and conveyance	<u>Within 30 Days of BUYER Approval</u>

\$ 16,752.52 TOTAL LUMP SUM

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Underlying Fee Title	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Permanent Easement	<u>13,721</u> sq.ft.	<u>\$ 11,812.16</u>
Temporary Easement(s)	<u>35,867</u> sq.ft.	<u>\$ 4,940.36</u>
Landscaping/Other		<u>\$ 0.00</u>
Total		<u>\$ 16,752.52</u>
Additional Damages	<u>None</u>	

DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: None
5. Each page and each attachment is by this reference made part hereof.
6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None
7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.
9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.
10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.
12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.
13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None
14. BUYER shall be responsible for the removal and relocation of any fences.
15. BUYER shall be responsible for restoration of disturbed area within easements.
16. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.
17. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.
18. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.
19. GENERAL PROVISIONS.
 - a. This Agreement contains the entire agreement of the parties and no waiv-er, modification, release, or cancellation of this Agreement or any portion of this Agree-ment shall be binding unless evidenced by writing.
 - b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
 - c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa,

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

X Trudy A. Johnson
By: Trudy A. Johnson
Marital Status: Single

X _____
By: _____
Marital Status: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF DAWES } ss:

On this 11 day of MARCH, A.D. 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared _____
TRUDY JOHNSON

_____ to me personally known
or X proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL)

Alex Pfaltzgraft (Sign in Ink)
ALEX PFALTZGRAFF (Print/Type Name)
Notary Public in and for the State of Iowa

CAPACITY CLAIMED

BY SIGNER:

X INDIVIDUAL
CORPORATE

Title(s) of Corporate Officer(s): _____

Corporate Seal is affixed

No Corporate Seal procured

PARTNER(s): Limited Partnership
 General Partnership

ATTORNEY-IN-FACT

EXECUTOR(s) or TRUSTEE(s)

GUARDIAN(s) or CONSERVATOR(s)

OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of person(s) or entity(ies) _____

BUYER'S APPROVAL

Signed by: Scott Mikkelsen (Date) _____

Attested by: Rochelle Williams (Date) _____

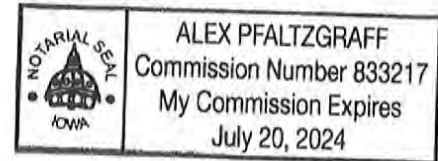
BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, 20____, before me, the undersigned, personally appeared _____

_____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

Notary Public in and for the State of Iowa





101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Resolution Setting Public Hearing – Rezoning of Property Generally Located at the Northwest Corner of SE 28th Street and Highway 141 from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for M-Keds

SYNOPSIS:

The applicant, M-Keds Ltd II, has submitted the necessary petition documents to initiate the Rezoning Process, for property generally located at the northwest corner of SE 28th Street and Highway 141. The 7.3 Acre property is currently Zoned A-1, and is identified as Mixed Use-2 upon the Future Land Use Plan.

The projected activity for this property is consistent with the Future Land Use Plan designation. The M-1A zoning district will allow for commercial and light industrial uses. As such, the applicant has provided a conceptual plan for the site showing three development lots and one outlot for regional detention.

The layout provided is only a conceptual rendering of the site. The concept will continue to be refined through the rezoning process as required public improvements are determined. As this is only the initial step in the process, more detailed plans will become available as the project moves further along.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff is recommending approval of the Resolution Setting the Public Hearing.

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED
REZONING OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER
OF SE 28TH STREET AND HIGHWAY 141 FROM A-1 AGRICULTURAL DISTRICT TO
M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

WHEREAS, certain land in the City of Grimes, Iowa, generally located at the northwest corner of SE 28th Street and Highway 141 and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agricultural District) (the “Property”); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Title 12, Section 12-3-2 by rezoning the Property from A-1 (Agricultural District) to M-1A (Commercial and Limited Light Industrial District), and

WHEREAS, it is the desire of the City Council that the proposed Ordinance, amending the official zoning district map be considered by the Grimes Planning and Zoning Commission and such Commission file its report with the City Council prior to the time established herein for public hearing on the proposed amendment; and

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That a public hearing be held by the Grimes City Council on the proposed Ordinance amending the Grimes Code of Ordinances, at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 26th day of April, 2022, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.
2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.
3. That the Plan and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED AND APPROVED this 22nd day of March, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Exhibit A

All of Outlot "ZZ", M-Keds Home Place Plat 2, Official Plat, City of Grimes, Polk County, Iowa and,

Outlot "YYY" M-Keds Home Place Plat 3, Official Plat, City of Grimes, Polk County, Iowa except that portion currently zoned M1-A, and,

The east 700.86 feet of Lot "A", Gateway Business Park, Official Plat, City of Grimes, Polk County, Iowa.

Said Parcel to be rezoned being more particularly described as:

Beginning at the Northwest corner of said Outlot "ZZ", M-Keds Home Place Plat 2; thence along the line common to Outlots "ZZ" and "YYY" of M-Keds Home Place Plat 2, S 89° 57' 38" E, 293.48 feet; thence S 0° 04' 54" W along the west right-of-way line of Iowa Highway 141, a distance of 471.40 feet; thence N 90°00' 00" W, 700.86 feet; thence N 00°00' 00" E, 33.00 feet to a point of cusp of a non-tangential curve concave northwesterly having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord bearing N 45° 00' 00" E, thence along the arc of said curve a distance of 47.12 feet; thence N 0° 00' 00" E, 127.87 feet to the point of curvature of an arc being concave southeasterly, having a radius of 369.00 feet, a central angle of 7° 50' 07" and a chord bearing N 6° 10' 57" E a distance of 50.42 feet; thence along the arc of said curve distance of 50.46 feet to a point of compound curvature of a curve having a radius of 368.00 feet, a central angle of 37° 10' 15" and a chord bearing N 26° 24' 52" E a distance of 234.58 feet; thence along the arc of said curve a distance of 238.74 feet; thence N 45° 00' 00" E, 22.33 feet to the point of curvature of a curve being concave northwesterly and having a radius of 302.00 feet, a central angle of 37° 29' 59" and a chord bearing N 26° 15' 01" E a distance of 194.15 feet; thence along the arc of said curve a distance of 197.66 feet; thence S 82° 29' 59" E, 66.00 feet; to the point of curvature of a non-tangential curve being concave northwesterly having a radius of 368.00 feet, a central angle of 27° 03' 03" and a chord bearing S 21° 01' 33" W a distance of 172.13 feet; thence along the arc of said curve 173.74 feet; thence S 89° 57' 38" E, 162.88 feet to the Point of Beginning.

Said parcel to be rezoned contains 7.30 acres.

NOTICE OF PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY
GENERALLY LOCATED AT THE NORTHWEST CORNER OF SE 28TH STREET AND
HIGHWAY 141 FROM A-1 AGRICULTURAL DISTRICT TO M-1A COMMERCIAL AND
LIMITED LIGHT INDUSTRIAL DISTRICT

NOTICE IS HEREBY GIVEN that the City Council of the City of Grimes, Iowa, will meet at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Iowa, at 5:30 p.m. on the 26th day of April, 2022, at which time and place the City Council will hold a public hearing on a proposed Ordinance Amending the Grimes Code of Ordinances and zoning district boundaries of Title 12, Section 12-3-2 by rezoning certain Property described on Exhibit A from A-1 (Agricultural District) to M-1A (Commercial and Limited Light Industrial District), as follows:

AMENDING THE GRIMES CODE OF ORDINANCES AND ZONING DISTRICT
BOUNDARIES OF TITLE 12, SECTION 12-3-2 BY REZONING OF PROPERTY
GENERALLY LOCATED AT THE NORTHWEST CORNER OF SE 28TH STREET AND
HIGHWAY 141 FROM A-1 AGRICULTURAL DISTRICT TO M-1A COMMERCIAL AND
LIMITED LIGHT INDUSTRIAL DISTRICT

For all the particulars of the proposed amendment, see the proposed Ordinance entitled as set forth above now on file at the Grimes City Hall with the City Clerk of the City of Grimes.

All interested persons may appear at the public hearing and at such time and place the Grimes City Council will consider any objections to the proposed Ordinance and give all interested persons an opportunity to be heard. This Notice is given by order of the City Council of the City of Grimes, Iowa.

Exhibit A

All of Outlot "ZZ", M-Keds Home Place Plat 2, Official Plat, City of Grimes, Polk County, Iowa and,

Outlot "YYY" M-Keds Home Place Plat 3, Official Plat, City of Grimes, Polk County, Iowa except that portion currently zoned M1-A, and,

The east 700.86 feet of Lot "A", Gateway Business Park, Official Plat, City of Grimes, Polk County, Iowa.

Said Parcel to be rezoned being more particularly described as:

Beginning at the Northwest corner of said Outlot "ZZ", M-Keds Home Place Plat 2; thence along the line common to Outlots "ZZ" and "YYY" of M-Keds Home Place Plat 2, S 89° 57' 38" E, 293.48 feet; thence S 0° 04' 54" W along the west right-of-way line of Iowa Highway 141, a distance of 471.40 feet; thence N 90° 00' 00" W, 700.86 feet; thence N 00° 00' 00" E, 33.00 feet to a point of cusp of a non-tangential curve concave northwesterly having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord bearing N 45° 00' 00" E, thence along the arc of said curve a distance of 47.12 feet; thence N 0° 00' 00" E, 127.87 feet to the point of curvature of an arc being concave southeasterly, having a radius of 369.00 feet, a central angle of 7° 50' 07" and a chord bearing N 6° 10' 57" E a distance of 50.42 feet; thence along the arc of said curve distance of 50.46 feet to a point of compound curvature of a curve having a radius of 368.00 feet, a central angle of 37° 10' 15" and a chord bearing N 26° 24' 52" E a distance of 234.58 feet; thence along the arc of said curve a distance of 238.74 feet; thence N 45° 00' 00" E, 22.33 feet to the point of curvature of a curve being concave northwesterly and having a radius of 302.00 feet, a central angle of 37° 29' 59" and a chord bearing N 26° 15' 01" E a distance of 194.15 feet; thence along the arc of said curve a distance of 197.66 feet; thence S 82° 29' 59" E, 66.00 feet; to the point of curvature of a non-tangential curve being concave northwesterly having a radius of 368.00 feet, a central angle of 27° 03' 03" and a chord bearing S 21° 01' 33" W a distance of 172.13 feet; thence along the arc of said curve 173.74 feet; thence S 89° 57' 38" E, 162.88 feet to the Point of Beginning.

Said parcel to be rezoned contains 7.30 acres.



101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Resolution Setting Public Hearing – Rezoning of Property Generally Located at the Northwest Corner of SE 28th Street and Highway 141 from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for M-Keds

SYNOPSIS:

The applicant, M-Keds Ltd II, has submitted the necessary petition documents to initiate the Rezoning Process, for property generally located at the northwest corner of SE 28th Street and Highway 141. The 7.3 Acre property is currently Zoned A-1, and is identified as Mixed Use-2 upon the Future Land Use Plan.

The projected activity for this property is consistent with the Future Land Use Plan designation. The M-1A zoning district will allow for commercial and light industrial uses. As such, the applicant has provided a conceptual plan for the site showing three development lots and one outlot for regional detention.

The layout provided is only a conceptual rendering of the site. The concept will continue to be refined through the rezoning process as required public improvements are determined. As this is only the initial step in the process, more detailed plans will become available as the project moves further along.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff is recommending approval of the Resolution Setting the Public Hearing.

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED
REZONING OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER
OF SE 28TH STREET AND HIGHWAY 141 FROM A-1 AGRICULTURAL DISTRICT TO
M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

WHEREAS, certain land in the City of Grimes, Iowa, generally located at the northwest corner of SE 28th Street and Highway 141 and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agricultural District) (the “Property”); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Title 12, Section 12-3-2 by rezoning the Property from A-1 (Agricultural District) to M-1A (Commercial and Limited Light Industrial District), and

WHEREAS, it is the desire of the City Council that the proposed Ordinance, amending the official zoning district map be considered by the Grimes Planning and Zoning Commission and such Commission file its report with the City Council prior to the time established herein for public hearing on the proposed amendment; and

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That a public hearing be held by the Grimes City Council on the proposed Ordinance amending the Grimes Code of Ordinances, at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 26th day of April, 2022, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.
2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.
3. That the Plan and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED AND APPROVED this 22nd day of March, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Exhibit A

All of Outlot "ZZ", M-Keds Home Place Plat 2, Official Plat, City of Grimes, Polk County, Iowa and,

Outlot "YYY" M-Keds Home Place Plat 3, Official Plat, City of Grimes, Polk County, Iowa except that portion currently zoned M1-A, and,

The east 700.86 feet of Lot "A", Gateway Business Park, Official Plat, City of Grimes, Polk County, Iowa.

Said Parcel to be rezoned being more particularly described as:

Beginning at the Northwest corner of said Outlot "ZZ", M-Keds Home Place Plat 2; thence along the line common to Outlots "ZZ" and "YYY" of M-Keds Home Place Plat 2, S 89° 57' 38" E, 293.48 feet; thence S 0° 04' 54" W along the west right-of-way line of Iowa Highway 141, a distance of 471.40 feet; thence N 90° 00' 00" W, 700.86 feet; thence N 00° 00' 00" E, 33.00 feet to a point of cusp of a non-tangential curve concave northwesterly having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord bearing N 45° 00' 00" E, thence along the arc of said curve a distance of 47.12 feet; thence N 0° 00' 00" E, 127.87 feet to the point of curvature of an arc being concave southeasterly, having a radius of 369.00 feet, a central angle of 7° 50' 07" and a chord bearing N 6° 10' 57" E a distance of 50.42 feet; thence along the arc of said curve distance of 50.46 feet to a point of compound curvature of a curve having a radius of 368.00 feet, a central angle of 37° 10' 15" and a chord bearing N 26° 24' 52" E a distance of 234.58 feet; thence along the arc of said curve a distance of 238.74 feet; thence N 45° 00' 00" E, 22.33 feet to the point of curvature of a curve being concave northwesterly and having a radius of 302.00 feet, a central angle of 37° 29' 59" and a chord bearing N 26° 15' 01" E a distance of 194.15 feet; thence along the arc of said curve a distance of 197.66 feet; thence S 82° 29' 59" E, 66.00 feet; to the point of curvature of a non-tangential curve being concave northwesterly having a radius of 368.00 feet, a central angle of 27° 03' 03" and a chord bearing S 21° 01' 33" W a distance of 172.13 feet; thence along the arc of said curve 173.74 feet; thence S 89° 57' 38" E, 162.88 feet to the Point of Beginning.

Said parcel to be rezoned contains 7.30 acres.

NOTICE OF PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY
GENERALLY LOCATED AT THE NORTHWEST CORNER OF SE 28TH STREET AND
HIGHWAY 141 FROM A-1 AGRICULTURAL DISTRICT TO M-1A COMMERCIAL AND
LIMITED LIGHT INDUSTRIAL DISTRICT

NOTICE IS HEREBY GIVEN that the City Council of the City of Grimes, Iowa, will meet at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Iowa, at 5:30 p.m. on the 26th day of April, 2022, at which time and place the City Council will hold a public hearing on a proposed Ordinance Amending the Grimes Code of Ordinances and zoning district boundaries of Title 12, Section 12-3-2 by rezoning certain Property described on Exhibit A from A-1 (Agricultural District) to M-1A (Commercial and Limited Light Industrial District), as follows:

AMENDING THE GRIMES CODE OF ORDINANCES AND ZONING DISTRICT
BOUNDARIES OF TITLE 12, SECTION 12-3-2 BY REZONING OF PROPERTY
GENERALLY LOCATED AT THE NORTHWEST CORNER OF SE 28TH STREET AND
HIGHWAY 141 FROM A-1 AGRICULTURAL DISTRICT TO M-1A COMMERCIAL AND
LIMITED LIGHT INDUSTRIAL DISTRICT

For all the particulars of the proposed amendment, see the proposed Ordinance entitled as set forth above now on file at the Grimes City Hall with the City Clerk of the City of Grimes.

All interested persons may appear at the public hearing and at such time and place the Grimes City Council will consider any objections to the proposed Ordinance and give all interested persons an opportunity to be heard. This Notice is given by order of the City Council of the City of Grimes, Iowa.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Resolution Assigning Address for Lot 7 of Grimes Acres

SYNOPSIS: It has been discovered that no address was assigned for Lot 7 on the Final Plat for Grimes Acres. Staff would recommend approval of the attached Resolution Assigning Address for Lot 7 of Grimes Acres to 801 NE Main Street.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the attached Resolution Assigning Address of Lot 7 of Grimes Acres to 801 NE Main Street.

Preparer Information: Alex Pfaltzgraff, 101 NE Harvey Street, Grimes, Iowa 50111 Phone (515) 986-3036
Taxpayer Information: City of Grimes, 101 NE Harvey Street, Grimes, Iowa 50111 (515) 986-3036
Return to: Rochelle Williams, City Clerk, City of Grimes, 101 NE Harvey Street, Grimes, Iowa 50111 (515) 986-3036

RESOLUTION NO. 03-2822

RESOLUTION ASSIGNING ADDRESS
FOR LOT 7 OF GRIMES ACRES
801 NE MAIN STREET

WHEREAS, the final plat for Grimes Acres, an official plat, now included in and forming a part of the City of Grimes, Iowa was recorded by Polk County on September 6, 1991; and

WHEREAS, Lot 7 was not assigned an address on the final plat; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

That the plat of Grimes Acres be amended by assigning the address of Lot 7 to 801 NE Main Street. A copy of this resolution shall be filed of record with the Polk County, Iowa recorder.

PASSED AND APPROVED this 22nd day of March, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

MINUTES TO SET DATE FOR HEARING
ON PROPOSAL TO ENTER INTO LOAN
AGREEMENT

Grimes, Iowa

419952-85

March 22, 2022

The City Council of the City of Grimes, Iowa, met on March 22, 2022, at _____ o'clock
____.m., at the _____, Grimes, Iowa. The Mayor presided and the roll was
called showing the following members of the City Council present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter
next set out and moved its adoption, seconded by Council Member
_____; and after due consideration thereof by the City Council, the
Mayor put the question upon the adoption of the said resolution and the roll being called, the
following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

RESOLUTION NO. 03-3022

Resolution setting the date for public hearing and additional action on proposal to enter into General Obligation Loan Agreement and to borrow money thereunder

WHEREAS, the City of Grimes (the "City"), in Dallas and Polk Counties proposes to enter into a loan agreement (the "Urban Renewal Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$1,200,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking the Wallace Farm Park Project, an urban renewal project in the Grimes Urban Renewal Area authorized by action of the City Council March 22, 2022 (the "Project"), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Urban Renewal Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Urban Renewal Loan Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. This City Council shall meet on April 12, 2022, at the Grimes Community Center, 410 SE Main Street, Grimes, Iowa, at 5:30 o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Urban Renewal Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Urban Renewal Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,200,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa (the "City"), will meet on April 12, 2022, at the Grimes Community Center, 410 SE Main Street, Grimes, Iowa, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$1,200,000 for the purpose of paying the costs, to that extent, undertaking the Wallace Farm Park Project, an urban renewal project in the Grimes Urban Renewal Area authorized by action of the City Council March 22, 2022.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24(3)(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project set forth in the preamble hereof which are reasonably estimated to cost approximately \$1,200,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 22, 2022.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

ATTESTATION CERTIFICATE

STATE OF IOWA

DALLAS AND POLK COUNTIES

SS:

CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for additional action on the City's proposals to enter into a certain loan agreement, as referred to therein.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk Rochelle Williams

ORGANIZATION CERTIFICATE

STATE OF IOWA

DALLAS AND POLK COUNTIES

CITY OF GRIMES

SS:

I, the undersigned City Clerk, do hereby certify that the City of Grimes is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that the City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

Scott Mikkelsen, Mayor

Jake Anderson, City Administrator

Rochelle Williams, City Clerk

Marcia Woodke, City Finance Director

Ryan Burger, Council Member/Mayor Pro Tem

Eric Johansen, Council Member

Andy Borcharding, Council Member

David Gisch, Council Member

Laurie DePhillips, Council Member

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk Rochelle Williams

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavits and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

SS:

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into a certain loan agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

(Attach here the publisher's original affidavit with clippings of the notice, as published.)



REC'D MAR 03 2022

DES MOINES OFFICE
515-283-1000

(Tax Identification No. 41-0223337)

STATEMENT OF ACCOUNT FOR PROFESSIONAL SERVICES

City of Grimes, Iowa
Attn: Rochell Williams, City Clerk
101 NE Harvey Street
Grimes, IA 50111

February 28, 2022
Invoice No. 3731312

PAID

Client-Matter No.: 419952-00084
2022 Water Utility Service Territory Research

For Legal Services Rendered Through January 31, 2022

INVOICE TOTAL

Total For Current Legal Fees	\$8,192.50
Total For Current Invoice	\$8,192.50

001-640-6411

For your convenience, please remit payment to the address below or we offer the option of remitting payment electronically by wire transfer. If you have any questions regarding this information, please contact the lawyer you are working with on this project or Dorsey's Accounts Receivable Department at 1-800-861-0760. Thank you.

Mailing Instructions:
Dorsey & Whitney LLP
P.O. Box 1680
Minneapolis, MN 55480-1680

Wire Instructions:
U.S. Bank National Association
800 Nicollet Mall
Minneapolis, MN 55402

(This account is only for Wire/ACH payments)
ABA Routing Number: 091000022
Account Number: 1047-8339-8282
Swift Code: USBKUS44IMT

Please make reference to the invoice number

Service charges are based on rates established by Dorsey & Whitney. A schedule of those rates has been provided and is available upon request. Disbursements and service charges, which either have not been received or processed, will appear on a later statement.

ALL INVOICES ARE DUE 30 DAYS FROM DATE OF INVOICE UNLESS OTHERWISE EXPRESSLY AGREED BY DORSEY & WHITNEY

mw

Christensen Development 1, LLC
215 East 3rd Street, Suite 300
Des Moines, IA 50309 US
quickbooks@bergankdv.com

Invoice

BILL TO

City of Grimes
Attn: Jake Anderson
410 SE Main
Grimes, IA 50111

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1295	03/01/2022	\$10,000.00	03/31/2022	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Consulting	February 2022	1	10,000.00	10,000.00

BALANCE DUE

\$10,000.00

Purchase Order

PO Number: **9869**

Grimes Public Library
200 N James St.; Grimes, IA 50111

Date: 3-1-22

Pay To: Christensen Dev.

Invoice: 1295

Total Amount: \$ 10,000.00

Account Number	Account Name	Amount	Description
002-410-6230	Training/ Mtg/Conf		
002-410-6310	Building Maint.		
002-410-6320	Grounds Maint.		
002-410-6371	Electric/Gas		Utilities
002-410-6373	Telephone/ Comm.		Phone/Internet
002-410-6404	Collections		Collection Services
002-410-6409	Janitorial		Cleaning
002-410-6419	Technology		
002-410-6502	Material Acquisition		Materials
002-410-6506	Office Expense		
002-410-6510	Safety Equipment		
002-410-6511	Program Supplies		Programming supplies
002-410-6770	Architect		
Special Appropriations			
167-410-6502	Special - Appropriations	10,000.00	consulting
350-410-6490	Lib. Bldg. other Proj.	10,000.00	consulting

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: James Street Corridor Study N 27th Street to S 37th Street
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 343-210-6407 **Finance Project #**
Vendor Project or Invoice #: 20G021.01 **PO #**
Original Contract Date: August 11, 2020 **Vendor #** 2972

Date of Council Meeting: March 22, 2022 **PAYMENT REQUEST #** 10
PAYMENT PERIOD: From: January 1, 2022 Through: January 31, 2022

Contract Summary

Original Contract Amount:	\$	130,628.00	
Net change by Change Orders:	\$	11,500.00	
Contract Amount to Date: (line 1 ± 2)	\$		142,128.00
Total completed and stored to date:	\$	141,125.18	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		141,125.18
Less previous applications for payment:	\$		138,944.68
SUBTOTAL			\$ 2,180.50

OTHER CHARGES (Attach an itemized list)

CURRENT PAYMENT DUE \$ 2,180.50

Balance to finish, including retainage: \$ 1,002.82

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

3/3/2022

Date

City of Grimes Staff Approval:

Signature

3-15-22

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 24, 2020	\$ 14,847.00
2	January 26, 2021	\$ 22,776.32
3	April 27, 2021	\$ 74,409.80
4	July 13, 2021	\$ 7,670.00
5	August 24, 2021	\$ 2,100.00
6	September 28, 2021	\$ 2,927.50
7	November 9, 2021	\$ 5,384.56
8	January 11, 2022	\$ 7,152.00
9	February 8, 2022	\$ 1,677.50
10	March 22, 2022	
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 138,944.68

Record of Change Orders

No.	Date	Amount
1	September 28, 2021	\$ 11,500.00
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TOTAL \$ 11,500.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	August 11, 2020
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

*NOTE: Communications concerning disputed debts, including an instrument
tendered as full satisfaction of a disputed debt, are to be sent to Foth
Infrastructure & Environment, LLC (treasurer, 2121 Innovation
Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095)*

February 22, 2022

Project No: 0020G021.01

Invoice No: 76547

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 2,180.50

Project 0020G021.01 James Street Corridor Study - S 37th Street to N 27th Street

Project Finance Code: 343-210-6407

Professional Services through January 31, 2022

Professional Personnel

	Hours	Rate	Amount	
Lead Project Engineer	7.00	196.00	1,372.00	
Project Engineer I	5.50	147.00	808.50	
Totals	12.50		2,180.50	
Total Labor				2,180.50

Billing Limits

	Current	Prior	To-Date
Total Billings	2,180.50	138,944.68	141,125.18
Limit			142,128.00
Remaining			1,002.82

Total This Invoice USD 2,180.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Highway 44 Corridor Study
Contractor: Bolton & Menk, Inc.
Address: 430 E Grand Avenue, Suite 101, Des Moines, IA 50309
Finance Budget Code: 341-210-6407 **Finance Project #**
Vendor Project or Invoice #: 283318 **PO #**
Original Contract Date: August 11, 2020 **Vendor #** 2820

Date of Council Meeting: March 22, 2022 **PAYMENT REQUEST #** 15
PAYMENT PERIOD: From: January 25, 2022 Through: February 17, 2022

Contract Summary

Original Contract Amount:	\$	105,600.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	105,600.00	
Total completed and stored to date:	\$	101,355.60	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	101,355.60	
Less previous applications for payment:	\$	99,342.60	
SUBTOTAL	\$		2,013.00

OTHER CHARGES (Attach an Itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,013.00

Balance to finish, including retainage: \$ 4,244.40

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval:

Firm Name Bolton & Menk, Inc.

Signature Date 16 MAR 2022

City of Grimes Staff Approval:

Signature Date 3-16-22

City of Grimes Council Approval:

Signature Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount	Invoice #
1	December 8, 2020	\$ 3,412.50	259409
2	January 12, 2021	\$ 1,690.00	260930
3	February 9, 2021	\$ 5,462.50	262390
4	March 9, 2021	\$ 14,416.60	263857
5	April 13, 2021	\$ 10,573.00	265172
6	May 11, 2021	\$ 7,244.50	266602
7	June 8, 2021	\$ 3,782.50	268402
8	July 13, 2021	\$ 7,035.00	269819
9	August 10, 2021	\$ 9,330.50	271702
10	September 28, 2021	\$ 8,272.00	273219
11	October 12, 2021	\$ 8,125.00	274928
12	November 9, 2021	\$ 6,971.00	277028
13	January 25, 2022	\$ 11,341.00	280134, 2
14	February 22, 2022	\$ 1,686.50	283318
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TOTAL \$ 99,342.60

Previous Applications for Payment

No.	Date	Amount
36		
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Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	August 11, 2020
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

February 17, 2022
Project No: A13.122607
Invoice No: 0284264
Client Account: GRIMES_CI_IA

Grimes/Highway 44 Corridor Study

Corridor Study (001)

Professional Services

	Hours	Amount	
Principal	2.00	344.00	
Specialist	2.00	190.00	
Senior Planner	9.00	1,314.00	
Planner	1.50	165.00	
Totals	14.50	2,013.00	
Total Labor			2,013.00
Total this Task			\$2,013.00
Total this Invoice			\$2,013.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: HIGHWAY 44 & SW COUNTY LINE ROAD INTERSECTION IMPROVEMENTS
Contractor: Bolton & Menk, Inc.
Address: 430 E Grand Ave, Suite 101 Des Moines, IA 50309
Finance Budget Code: 334-210-6407 **Finance Project #**
Vendor Project or Invoice #: 283317 **PO #**
Original Contract Date: October 22, 2019 **Vendor #** 2820

Date of Council Meeting: March 22, 2022 **PAYMENT REQUEST #** 25
PAYMENT PERIOD: From: January 25, 2022 Through: February 17, 2022

Contract Summary

Original Contract Amount:	\$	286,000.00	
Net change by Change Orders:	\$	174,195.00	
Contract Amount to Date: (line 1 ± 2)	\$		460,195.00
Total completed and stored to date:	\$	274,032.30	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		274,032.30
Less previous applications for payment:	\$		265,481.80
SUBTOTAL			\$ 8,550.50

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 8,550.50

Balance to finish, including retainage: \$ 186,162.70

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Bolton & Menk, Inc.

Firm Name

Signature

16 MAR 2022

Date

City of Grimes Staff Approval:

Signature

3-16-22

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 14, 2020	\$ 1,730.00
2	February 11, 2020	\$ 6,434.90
3	April 14, 2020	\$ 1,627.00
4	April 14, 2020	\$ 2,195.00
5	June 9, 2020	\$ 7,097.50
6	July 14, 2020	\$ 6,792.50
7	August 11, 2020	\$ 11,325.00
8	September 8, 2020	\$ 17,430.00
9	October 13, 2020	\$ 4,815.00
10	November 10, 2020	\$ 1,022.50
11	December 8, 2020	\$ 2,969.50
12	January 12, 2021	\$ 4,537.00
13	February 9, 2021	\$ 2,785.00
14	March 9, 2021	\$ 10,517.00
15	April 13, 2021	\$ 10,831.50
16	May 11, 2021	\$ 5,594.00
17	June 8, 2021	\$ 30,291.00
18	July 13, 2021	\$ 21,853.00
19	August 10, 2021	\$ 10,243.50
20	September 28, 2021	\$ 24,038.50
21	October 12, 2021	\$ 19,020.20
22	November 9, 2021	\$ 30,974.50
23	January 25, 2022	\$ 24,122.70
24	February 22, 2022	\$ 7,235.00
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BMI Invoice #

242868
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246888
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255930
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262389
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278565, 28013

Previous Applications for Payment

No.	Date	Amount
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TOTAL

\$ 265,481.80

Record of Change Orders

No.	Date	Amount
1	May 11, 2021	\$ 174,195.00
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TOTAL

\$ 174,195.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	October 22, 2019
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.

1960 Premier Drive | Mankato, MN 56001-5900

507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com

To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

February 17, 2022

Project No: A13.120005

Invoice No: 0284263

Client Account: GRIMES_CI_IA

Grimes/Highway 44 & SW Co Line Road**Highway 44 & SW County Line Road Intersection Improvements****Consultant Services (001)****Professional Services**

	Hours	Amount	
Principal	16.00	2,728.00	
Design Engineer	1.00	122.00	
Project Engineer	1.50	228.00	
Technician	9.50	712.50	
Project Manager	1.00	158.00	
Senior Project Engineer	3.50	612.50	
Totals	32.50	4,561.00	
Total Labor			4,561.00
	Total this Task		\$4,561.00

Construction Services (002)**Professional Services**

	Hours	Amount	
Project Engineer	1.50	228.00	
Technician	24.50	3,062.50	
Project Manager	4.50	699.00	
Totals	30.50	3,989.50	
Total Labor			3,989.50
	Total this Task		\$3,989.50
	Total this Invoice		\$8,550.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2021 Asphalt Overlay Project
Contractor: Bolton & Menk, Inc.
Address: 430 E Grand Ave, Suite 101 Des Moines, IA 50309
Finance Budget Code: 110-210-6761 **Finance Project #**
Vendor Project or Invoice #: 283418 **PO #**
Original Contract Date: June 8, 2021 **Vendor #** 2820

Date of Council Meeting: March 22, 2022 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: January 25, 2022 Through: February 17, 2022

Contract Summary

Original Contract Amount:	\$	51,960.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	51,960.00	
Total completed and stored to date:	\$	12,982.18	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	12,982.18	
Less previous applications for payment:	\$	9,864.18	
SUBTOTAL	\$		3,118.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 3,118.00

Balance to finish, including retainage: \$ 38,977.82

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Bolton & Menk, Inc.

Firm Name

Signature

15 MAR 2022

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Kevin Hensley - Director of Public Works - Public Works Department

E-mail: khensley@grimesiowa.gov Phone: (515) 986-9636 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 28, 2021	\$ 3,572.50
2	October 26, 2021	\$ 2,361.68
3	January 25, 2022	\$ 2,285.00
4	February 22, 2022	\$ 1,645.00
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BMI Invoice

274926
277160
281812
283418

Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 9,864.18

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	June 8, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

**BOLTON
& MENK**

Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.

1960 Premier Drive | Mankato, MN 56001-5900

507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com

To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

February 17, 2022

Project No: 0A1.124882

Invoice No: 0284729

Client Account: GRIMES_CI_IA

Grimes/2021 Asphalt Overlay

Design Services (001)

Professional Services

	Hours	Amount	
Principal	6.00	1,020.00	
Survey Technician	12.00	1,320.00	
Technician	6.00	618.00	
Project Manager	1.00	160.00	
Totals	25.00	3,118.00	
Total Labor			3,118.00
Total this Task			\$3,118.00
Total this Invoice			\$3,118.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Reverse Osmosis Water Treatment Plant - Phase 1
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 324-810-6407 **Finance Project #**
Vendor Project or Invoice #: 138154 **PO #**
Original Contract Date: August 13, 2019 **Vendor #** 2830

Date of Council Meeting: March 22, 2022 **PAYMENT REQUEST #** 27
PAYMENT PERIOD: From: January 30, 2022 February 26, 2022

Contract Summary

Original Contract Amount:	\$	1,183,985.00	
Net change by Change Orders:	\$	149,500.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,333,485.00	
Total completed and stored to date:	\$	1,305,870.68	
Retainage: 5 % of Completed Work:			
Tot April 27, 2021	\$	1,305,870.68	
Less previous applications for payment:	\$	1,304,215.68	
SUBTOTAL	\$		1,655.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 1,655.00

Balance to finish, including retainage: \$ 27,614.32

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

Heather Dallen

Signature

3/22/2022

Date

City of Grimes Staff Approval:

Matt Ahrens

Signature

3-16-22

Date

City of Grimes Council Approval:

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

mahrens@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 24, 2019	\$ 39,284.00
2	October 22, 2019	\$ 18,073.50
3	January 14, 2020	\$ 87,335.85
4	February 11, 2020	\$ 46,089.20
5	March 24, 2020	\$ 67,693.38
6	April 28, 2020	\$ 45,078.45
7	May 26, 2020	\$ 59,753.25
8	June 23, 2020	\$ 61,876.53
9	July 14, 2020	\$ 57,086.05
10	August 25, 2020	\$ 49,286.35
11	September 22, 2020	\$ 78,042.73
12	October 13, 2020	\$ 54,561.40
13	November 24, 2020	\$ 58,119.25
14	January 12, 2021	\$ 153,484.26
15	February 23, 2021	\$ 56,349.99
16	March 23, 2021	\$ 55,774.60
17	April 27, 2021	\$ 43,954.59
18	May 25, 2021	\$ 42,002.25
19	June 22, 2021	\$ 37,325.05
20	August 1, 2021	\$ 21,294.71
21	August 24, 2021	\$ 33,426.00
22	September 28, 2021	\$ 20,500.89
23	October 12, 2021	\$ 24,734.23
24	November 23, 2021	\$ 38,931.25
25	January 25, 2022	\$ 49,165.42
26	February 22, 2022	\$ 4,992.50
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Previous Applications for Payment

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TOTAL \$ 1,304,215.68

Record of Change Orders

No.	Date	Amount
1	September 8, 2020	\$ 28,500.00
2	November 11, 2020	\$ 35,000.00
3	September 14, 2021	\$ 74,000.00
4	November 23, 2021	\$ 12,000.00
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TOTAL \$ 149,500.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	August 13, 2019
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



1360 NW 121st Street
Clive, IA 50325

Rochelle Williams
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

February 28, 2022
Project No: 0000190904-000
Invoice No: 138154
Due Date: March 30, 2022

Project 0000190904-000 Grimes Reverse Osmosis Water Treatment Plant - Phase 1

Professional Services from January 30, 2022 to February 26, 2022

Phase H. Value Engineering/Design Thoroughness Review

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Value Engineering/Design Thoroughness Re	49,105.00	100.00	49,105.00	49,105.00	0.00
Total Fee	49,105.00		49,105.00	49,105.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase I. Advertising, Bidding, Contract Award

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Advertising, Bidding, Contract Award	24,490.00	100.00	24,490.00	24,490.00	0.00
Total Fee	24,490.00		24,490.00	24,490.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase J. Paper Copies of Final Project Documents

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Paper Copies of Final Project Documents	7,100.00	100.00	7,100.00	7,100.00	0.00
Total Fee	7,100.00		7,100.00	7,100.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase K. Construction Administration

Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	138154
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Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administration	563,000.00	100.00	563,000.00	561,592.50	1,407.50
Total Fee	563,000.00		563,000.00	561,592.50	1,407.50
Total Fee					1,407.50
Total this Phase					\$1,407.50

Phase	L.	Construction Staking			
			Current	Prior	To-Date
Total Billings			0.00	20,230.78	20,230.78
Contract Limit (not-to-exceed)					20,570.00
Contract Limit Remaining					339.22
Total this Phase					0.00

Phase	M.	Resident Project Representative			
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			Hours	Rate	Amount
On-Site Representative II			34.00	145.00	4,930.00
Totals			34.00		4,930.00
Total Labor					4,930.00

Consultants

Krishna Engineering Consultants, Inc.					2,000.00
Total Consultants					2,000.00

Mileage (.58/.50 p/mile)					179.80
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			Current	Prior	To-Date
Total Billings			7,109.80	546,500.00	553,609.80
Contract Limit (not-to-exceed)					546,500.00
Amount Adjusted this Period					-7,109.80
Total this Phase					0.00

Phase	Q.	Record Drawings			
Total this Phase					0.00

Phase	T.	SRF Loan Administration			
-------	----	-------------------------	--	--	--

			Hours	Rate	Amount
Project Coordinator			2.75	90.00	247.50
Totals			2.75		247.50
Total Labor					247.50

			Current	Prior	To-Date
Total Billings			247.50	19,697.50	19,945.00
Contract Limit (not-to-exceed)					20,280.00
Contract Limit Remaining					335.00
Total this Phase					\$247.50

Phase	V.	Electrical Room Re-Design			
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Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	138154
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Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Electrical Room Re-Design	28,500.00	100.00	28,500.00	28,500.00	0.00
Total Fee	28,500.00		28,500.00	28,500.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase W. Electrical Component Re-Design

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Electrical Component Re-Design	35,000.00	100.00	35,000.00	35,000.00	0.00
Total Fee	35,000.00		35,000.00	35,000.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase Z. Water Utility-Emergency Response Plan

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Water Utility-Emergency Response Plan	12,000.00	100.00	12,000.00	12,000.00	0.00
Total Fee	12,000.00		12,000.00	12,000.00	0.00
Total Fee					0.00
Total this Phase					0.00

Total Due this Invoice \$1,655.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: New 1.5 MG Elevated Storage Tower - Construction Phase
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 323-810-6407 **Finance Project #**
Vendor Project or Invoice #: 138157 **PO #**
Original Contract Date: September 10, 2019 **Vendor #** 2830

Date of Council Meeting: 3/22/2022 **PAYMENT REQUEST #** 26
PAYMENT PERIOD: From: January 30, 2022 Through: February 26, 2022

Contract Summary

Original Contract Amount:	\$	<u>218,080.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>218,080.00</u>	
Total completed and stored to date:	\$	<u>214,059.90</u>	
Retainage: <u>5</u> % of Completed Work:			
Total Earned less Retainage:	\$	<u>214,059.90</u>	
Less previous applications for payment:	\$	<u>213,657.90</u>	
SUBTOTAL			\$ <u>402.00</u>

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 402.00

Balance to finish, including retainage: \$ 4,020.10

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

mahrens@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 22, 2019	\$ 9,697.00
2	January 14, 2020	\$ 50,943.10
3	February 11, 2020	\$ 11,164.00
4	March 24, 2020	\$ 3,948.50
5	April 28, 2020	\$ 10,193.00
6	May 26, 2020	\$ 14,840.00
7	June 23, 2020	\$ 23,807.00
8	July 14, 2020	\$ 19,005.00
9	August 25, 2020	\$ 11,215.00
10	September 22, 2020	\$ 15,214.00
11	October 13, 2020	\$ 6,698.00
12	November 24, 2020	\$ 7,030.50
13	January 12, 2021	\$ 8,201.00
14	February 23, 2021	\$ 6,374.00
15	March 23, 2021	\$ 337.50
16	April 27, 2021	\$ 872.50
17	May 25, 2021	\$ 1,652.50
18	June 22, 2021	\$ 3,120.00
19	August 10, 2021	\$ 495.00
20	August 24, 2021	\$ 1,465.00
21	September 28, 2021	\$ 714.31
22	October 12, 2021	\$ 1,472.13
23	November 23, 2021	\$ 718.86
24	January 25, 2022	\$ 1,450.00
25	February 22, 2022	\$ 3,030.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 213,657.90

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	September 10, 2019
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



1360 NW 121st Street
Clive, IA 50325

Rochelle Williams
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

February 28, 2022
Project No: 0000191105-000
Invoice No: 138157
Due Date: March 30, 2022

Project 0000191105-000 New 1.5 MG Elevated Storage Tower - Construction Phase

Professional Services from January 30, 2022 to February 26, 2022

Phase K. Construction Administration

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administrations	80,400.00	100.00	80,400.00	79,998.00	402.00
Total Fee	80,400.00		80,400.00	79,998.00	402.00
Total Fee					402.00
Total this Phase					\$402.00

Phase M. Resident Project Representative

	Hours	Rate	Amount
On-Site Representative II	4.00	145.00	580.00
Totals	4.00		580.00
Total Labor			580.00

Mileage (.58/.50 p/mile)

23.20

	Current	Prior	To-Date
Total Billings	603.20	120,000.00	120,603.20
Contract Limit (not-to-exceed)			120,000.00
Amount Adjusted this Period			-603.20
Total this Phase			0.00

Phase Q. Record Drawings

	Current	Prior	To-Date
Total Billings	0.00	4,480.00	4,480.00
Contract Limit (not-to-exceed)			4,480.00
Total this Phase			0.00

Phase T. SRF Loan Application & Administrative Services

Project	0000191105-000	Grimes - New 1.5 MG Elevated Storage	Invoice	138157
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	Hours	Rate	Amount	
Project Coordinator	4.25	90.00	382.50	
Totals	4.25		382.50	
Total Labor				382.50
	Current	Prior	To-Date	
Total Billings	382.50	8,400.00	8,782.50	
Contract Limit (not-to-exceed)			8,400.00	
Amount Adjusted this Period				-382.50
		Total this Phase		0.00
		Total Due this Invoice		\$402.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Water Works Park Splash Pad
Contractor: ISG
Address: 115 East Hickory St, Suite 300 Mankato, MN 56001
Finance Budget Code: 348-430-6407 Finance Project #: -
Vendor Project or Invoice #: 78696 PO #: -
Original Contract Date: September 14, 2021 Vendor #: 4025

Date of Council Meeting: March 22, 2022 PAYMENT REQUEST # 6
PAYMENT PERIOD: From: February 1, 2022 Through: February 28, 2022

Contract Summary

Original Contract Amount:	\$ 211,600.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 211,600.00	
Total completed and stored to date:	\$ 192,683.49	
Retainage: 0 % of Completed Work:	\$ -	
Total Earned less Retainage:	\$ 192,683.49	
Less previous applications for payment:	\$ 120,683.49	
SUBTOTAL		\$ 72,000.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 72,000.00

Balance to finish, including retainage: \$ 18,916.51

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval: ISG
Signature: [Signature] Date: 3/14/22

Engineer / Consultant Approval:
Firm Name: _____

City of Grimes Staff Approval: [Signature] Date: 3-16-22

City of Grimes Council Approval:
Signature: _____ Date: _____

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department
E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 26, 2021	\$ 2,500.00
2	November 23, 2021	\$ 12,500.00
3	December 14, 2021	\$ 26,526.00
4	January 25, 2022	\$ 45,622.00
5	February 28, 2022	\$ 33,535.49
6	22	
7		
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10		
11		
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32		
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35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
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48		
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68		
69		
70		

TOTAL \$ 120,683.49

Record of Change Orders

No.	Date	Amount
1		
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21		
22		
23		
24		
25		

TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	September 14, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



I & S Group, Inc.
115 E. Hickory St. Suite 300
Mankato, MN 56001
507-387-6651
www.ISGInc.com

City of Grimes, IA
EMAIL
410 SE Main St, Suite 102
Grimes, IA 50111

Invoice Number 79666
Date 02/28/2022

**Project 21-25768 Grimes Water
Works Park Improvements - Grimes,
IA**

Progress billing for professional services provided through date of invoice

Water Works Park Splash Pad
Finance Budget Code – 348-430-6407
Vendor # - 4025

INCLUDE PAY APP

Description	Contract Amount	Prior Billed	Current Billed
Survey	\$9,300.00	\$9,300.00	
Geotechnical Coordination	\$3,500.00	\$3,500.00	
Design Development	\$57,500.00	\$57,500.00	
Construction Documents	\$135,000.00	\$50,383.49	\$72,000.00
Bidding	\$6,300.00		
Reimbursables			
	\$211,600.00	\$120,683.49	\$72,000.00

Invoice Amount	<u><u>\$72,000.00</u></u>
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*Payment Terms: Net 30 days from invoice date. Thank you.
Past due balances are subject to late fees in the amount of 1.5% per month.
If you have a question regarding your invoice, please e-mail ar@ISGInc.com*



Impact7G
8951 Windsor Parkway
Johnston, IA 50131
515.473.6256

City of Grimes
410 SE Main St #102
Grimes, IA 50111
Matt Ahrens

Invoice number 24934
Date 03/08/2022
Project GRIMES-22 WRA GRIMES CONNECTOR
#2 & #3 BAT TREE MARKING

IMPACT7G (P) 515.473.6256 (F) 515.528.8005 WWW.IMPACT7G.COM

Email Invoice to: mahrens@grimesiowa.gov

Description	Current Billed
WRA Grimes Connector #2 & #3 Potential Bat Tree Marking	3,800.00
Subtotal	3,800.00
Total	3,800.00

Invoice total 3,800.00

328-815-6407

Thank you for your business!

INVISION

PLANNING | ARCHITECTURE | INTERIORS

PO BOX 1800, WATERLOO, IA 50704-1800

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice number 1033095
Date 02/28/2022

Project 19073 CITY OF GRIMES PUBLIC
LIBRARY

email to invoice: heid@grimeslibrary.org; karalee@grimeslibrary.org

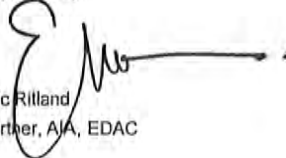
Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Schematic Design	120,046.00	100.00	120,046.00	120,046.00	0.00
Design Development	120,046.00	100.00	120,046.00	120,046.00	0.00
Construction Documents	180,069.00	100.00	180,069.00	180,069.00	0.00
Bidding/Negotiations	30,011.50	100.00	30,011.50	30,011.50	0.00
Construction Administration	150,057.50	5.20	0.00	7,802.99	7,802.99
Total	600,230.00	76.30	450,172.50	457,975.49	7,802.99

Invoice total **7,802.99**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1033095	02/28/2022	7,802.99	7,802.99				
Total		7,802.99	7,802.99	0.00	0.00	0.00	0.00

Approved by:


Eric Rilland
Partner, AIA, EDAC

350-410-6490

When you provide a check as payment, you authorize us either to use information from your check to make one-time electronic fund transfer from your account or to process the payment as a check transaction.

CHANGE ORDER FORM



Project Title: WRA Grimes Connector - Contract 1
Contractor: S. J. Louis Construction, Inc.
Address: 1351 Broadway Street West, PO Box 459, Rockville, MN 56369
Finance Budget Code: 328-815-6499 **Finance Project #** 0
Vendor Project or Invoice #: 0 **PO #** 0
Original Contract Date: December 14, 2021 **Vendor #** 4257

Change Order Number: 1

Change Order Date: March 22, 2022

Purpose of Change Order:

This change order is to make two adjustments to the manhole construction on the WRA Grimes Connector - Contract 1. The change order modifies the type of construction on 32 manholes to FRP type manholes. The change order deletes two manholes from the contract and adjusts the size of a third manhole.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Item 9 - Manhole - 120"	EA	(1.00)	\$ 1.00	\$ (1.00)
2	Item 10 - Manhole - 96"	EA	(2.00)	\$ 50,000.00	\$ (100,000.00)
3	Item 11 - Manhole - 84"	EA	(31.00)	\$ 33,510.00	\$ (1,038,810.00)
4	54" Base FRP Manholes	EA	27.00	\$ 40,000.00	\$ 1,080,000.00
5	60" Base FRP Manholes	EA	5.00	\$ 39,000.00	\$ 195,000.00
6	Item 1 - 60" Sanitary in Open Cut Unit Adjustment	LF	1,744.00	\$ (19.25)	\$ (33,572.00)
7	Item 2 - 54" Sanitary in Open Cut Unit Adjustment	LF	9,729.00	\$ (19.25)	\$ (187,283.25)
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 1 makes the following adjustments to the contract: **\$ (84,666.25)**

Contractor Accepted: S. J. Louis Construction, Inc.

Firm Name: S. J. Louis Construction, Inc.
 Signature: [Signature] Date: 3/15/2022

Engineer Approved: Veenstra & Kimm, Inc.

Firm Name: Veenstra & Kimm, Inc.
 Signature: [Signature] Date: 3-16-22

Owner Accepted: City of Grimes MSA 3-16-22

Signature: _____ Title: _____
 Date: _____

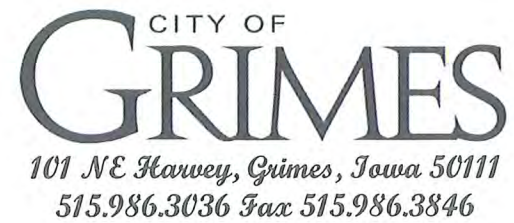
Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 12,675,000.00
1	March 22, 2022	\$ (84,666.25)
2		
3		
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15		

Revised Contract Amount **\$ 12,590,333.75**



AGENDA MEMO

Council Meeting March 22, 2022

AGENDA HEADING:

Consent Agenda Resolution #03-3422 Approve Fiscal Year 2022 Transfers

SYNOPSIS:

This resolution addresses the FY22 transfers from the general fund for the second 1/2 Library, employee benefits, and the solid waste enterprise funding. Transfers are also needed for the SRF debt payments in the water and sewer enterprise funds, and from the TIF fund to the debt service fund for GO bond payments. The city will also transfer from the TIF fund to the general fund for the reimbursement of the FY21 Admin Support program costs. A transfer will also be completed into the general fund from the local option sales tax fund for the tax reduction.

FISCAL IMPACT:

This transfer moves money within funds to allow for disbursement from appropriate accounts. This will have no additional fiscal impact. Total transfers \$7,450,800

PREVIOUS COUNCIL ACTION(S):

Council approved the FY22 Budget, which included these transfers.

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval

RESOLUTION NO. 03-3422

**A RESOLUTION APPROVING FISCAL YEAR 2021-2022
TRANSFERS**

WHEREAS, the City Council did approve the fiscal year 2021-2022 budget; and

WHEREAS, the City Finance Director recommends the following fiscal year 2021-2022 transfers.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Grimes, Iowa, dated March 22, 2022 that:

Providing for fiscal year 2021-2022 transfers as provided in Exhibit A (attached)

Passed and adopted this 22nd day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

	Exhibit A		
From/Out	<u>Transfers FY22</u>		
	To/In	Amount	
001-910-6910	670-910-4830	\$ 202,000.00	General to Solid Waste Fund
001-910-6910	002-910-4830	\$ 300,201.00	Second 1/2 Library funding
001-910-6910	112-910-4830	\$ 921,309.00	General to Employee benefits
600-910-6910	602-910-4830	\$ 1,779,353.00	Water to Sinking Fund for loan payments
610-910-6910	611-910-4830	\$ 375,000.00	Sewer to Sinking Fund for loan payments
125-910-6911	200-910-4831	\$ 2,088,365.00	TIF to Debt fund
125-910-6911	001-910-4831	\$ 409,340.00	TIF to General for reimbursement of Admin
121-910-6910	001-910-4830	\$ 921,309.00	LOST to General T & A for tax reduction
121-910-6910	348-910-4830	\$ 200,000.00	LOST to Splashpad project
121-910-6910	200-910-4830	\$ 253,923.00	LOST to Debt service for 2021B LOST bond payment
Total		\$ 7,450,800.00	



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within surface water flowage easement for Heritage Station Crossing Plat 1 Lot 55.

SYNOPSIS: The owner of 1100 NE Cypress Circle has requested approval to install a fence within the surface water flowage easement on the subject property. The installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the surface water flowage easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve surface water flowage easement for Heritage Station Crossing Plat 1

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within surface water flowage easement for Heritage Station Crossing Plat 1 Lot 55.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN SURFACE WATER
FLOWAGE EASEMENT FOR
LOT 55 IN HERITAGE STATION CROSSING PLAT 1
1100 NE CYPRESS CIRCLE

WHEREAS, the owners of Lot 55 in Heritage Station Crossing Plat 1 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within surface water flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within surface water flowage easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

That the Consent and Agreement for Improvements within surface water flowage easement ("Consent and Agreement") regarding Lot 55, Heritage Station Crossing Plat 1, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this 22nd day of March, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Preparer Information: Alex Pfaltzgraff, 101 NE Harvey St, Grimes, Iowa 50111 Phone (515) 986-3036
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rochelle Williams, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Luis Deliz, a married person (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

1. **PROPERTY DESCRIPTION.** Property Owners own that property legally described as:

Lot 55 of Heritage Station Crossing Plat 1 (1100 NE Cypress Circle), an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").
2. **EXISTING EASEMENT.** The Property Owner or Property Owner's predecessor in title, granted that certain surface water flowage easement, dated January 9, 2018 recorded on August 24, 2018, in Book 17052, Page 344-348, in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.
3. **IMPROVEMENTS.** The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.
4. **CITY CONSENT TO INSTALLATION OF IMPROVEMENTS.** The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.
6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.
7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.
8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.
9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

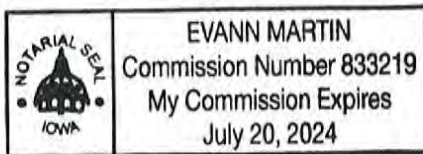
Signed this 15th day of March, 2022.

PROPERTY OWNERS


Luis Deliz

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 15th day of March, 2022 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Luis Deliz, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.




Notary Public in and for the
State of Iowa

My Commission expires 3/20/24

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rochelle Williams, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rochelle Williams acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' black chain link fence has been proposed to be constructed in a surface water flowage easement on Lot 55 of Heritage Station Crossing Plat 1 (1100 NE Cypress Circle) in accordance to permit number FN-22-004.



101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING: 2022 Asphalt Overlay Project – Setting the dates for the bid letting and public hearing.

SYNOPSIS: The action that is in front of the council is to set the bid letting and public hearing dates for the 2022 Asphalt Overlay Project. The proposed schedule for this project is to set the dates for the bid letting and public hearing on March 22nd, hold the bid opening on April 5th @ 10:30 AM, hold the public hearing on April 12th @ 5:30 PM and award the project following the public hearing.

This project includes the hot mix asphalt (HMA) overlay of portions of N & S Ewing Street, the gravel road south of Highway 44 to the DCG school bus barn and 3 alleys in the center of town. This project is scheduled to start construction this spring and reach full completion by June 30, 2022. The project includes full completion by this date with liquidated damages of \$500/day for noncompliance.

FISCAL IMPACT: The project construction costs are estimated to be approximately \$254,500. This project is being funded through a Public Works street budget line item for this work.

PREVIOUS COUNCIL ACTION(S): Approval of Professional Services Agreement with Bolton & Menk for engineering design services.

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of April 5th @ 10:30 AM and public hearing date of April 12th @ 5:30 PM.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE 2022 ASPHALT OVERLAY PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 03-3622

RESOLUTION ORDERING CONSTRUCTION OF THE 2022 ASPHALT OVERLAY PROJECT, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the 2022 Asphalt Overlay Project; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, STATE OF IOWA:

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the 2022 Asphalt Overlay Project, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The 2022 Asphalt Overlay Project includes multiple locations in Grimes, IA and consists of resurfacing streets & alleyways with Hot Mix Asphalt (HMA) pavement. The project includes full depth HMA patching, milling & overlay, pavement removal, new concrete curbing, and other miscellaneous work.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a Notice to Bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to April 5, 2022, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Administrator or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on April 12, 2022, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish Notice of Hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on April 12, 2022.

PASSED AND APPROVED this 22nd day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

2022 Asphalt Overlay Project CITY OF GRIMES, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the **City of Grimes, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated total cost for the **2022 Asphalt Overlay Project** at its meeting at **5:30 P.M. on the 12th day of April, 2022**, in the City Council Chambers, Grimes Community Complex, 410 SE Main Street, Grimes, Iowa, 50111.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Grimes City Hall on the **5th day of April, 2022**, at the reception desk in Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Clerk and bids tabulated at **10:30 A.M. on the 5th day of April, 2022**, in said Grimes City Hall, 101 NE Harvey Street. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 12th day of April, 2022**, in said City Council Chambers, 410 SE Main Street. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than April 13th, 2022, and no later than May 2nd, 2022**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in April 2022.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111.

An electronic copy of the Contract Documents is available at www.grimesiowa.gov under the "Our Community" section by selecting "Project Bid Information" for no cost. Project information estimated total cost and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Bolton & Menk, Inc, 430 East Grand, Suite 101, Des Moines, IA 50309, for a fee of Fifty Dollars (\$50.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-252-7457 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

General Nature of the Public Improvement

2022 Asphalt Overlay Project

This project has multiple locations in Grimes, IA and consists of resurfacing streets & alleyways with Hot Mix Asphalt (HMA) pavement. The project includes full depth HMA patching, milling & overlay, pavement removal, new concrete curbing, and other miscellaneous work.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Grimes, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Grimes. The bid shall contain no condition except as provided in the specifications.

The City of Grimes reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Grimes and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Grimes from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Title VI Compliance

The City of Grimes, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 95% of the work completed during a payment period, with the remaining 5% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Grimes and the provisions stipulated in the Iowa Code.

Sales Tax Exemption

The City of Grimes will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

The Contractor shall fully complete the overall project by **June 30th, 2022**. Full completion for the overall project shall be defined as all pavement and surface restoration construction completed, with the new streets fully open to traffic and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **Five Hundred Dollars (\$500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Grimes does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Grimes, Iowa.

Dated at Grimes, Iowa, this **22nd day of March, 2022**.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **23rd day of March, 2022**.

Published in a newspaper with local circulation the **31st day of March, 2022**

TREASURER'S REPORT
CALENDAR 2/2022, FISCAL 8/2022

Tue Mar 15, 2022 12:42 PM

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	11,588,415.16	231,348.03	691,040.07	.00	11,128,723.12
002	LIBRARY FUND	58,690.15	552.76	50,684.40	.00	8,558.51
005	FIRE/RESCUE AUXILIARY	.00	.00	.00	.00	.00
110	ROAD USE TAX	3,190,675.30	169,430.89	48,810.40	.00	3,311,295.79
112	EMPLOYEE BENEFITS	118,568.20	12,000.64	139,772.77	.00	9,203.93-
119	EMERGENCY FUND	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	3,126,781.97	.00	.00	.00	3,126,781.97
125	TAX INCREMENT FINANCING	1,861,886.69	24,882.34	.00	.00	1,886,769.03
160	HOTEL/MOTEL/ECON DEV	255,412.28	.00	.00	.00	255,412.28
161	ECO DEVELOPMENT REVOLVING	162,996.56	1,069.70	.00	.00	164,066.26
167	RESTRICTED GIFTS	105,667.72	500.00	99.90	.00	106,067.82
170	FEMA - FIRE DEPT	34,239.98	.00	.00	.00	34,239.98
200	DEBT SERVICE	1,649,901.46	12,592.78	.00	.00	1,662,494.24
301	CAPITAL PROJECT FUND	6,587.32	.00	.00	.00	6,587.32
302	CP - ROAD DEVELOPMENT	3,020.07	.00	.00	.00	3,020.07
303	CP - WALLACE	.00	.00	.00	.00	.00
304	STM WATER MASTER PLAN	150,318.53	.00	.00	.00	150,318.53
305	CP - MAIN STREET	.00	.00	.00	.00	.00
306	CP - PRAIRIE/LITTLE BEAVE	.00	.00	.00	.00	.00
307	CP - STORM WATER	131,080.76	.00	1,000.00	.00	130,080.76
308	CP-SW COUNTY LINE ROAD	96,863.71-	.00	.00	.00	96,863.71-
309	CP - PARKS	2,847,601.95	.00	.00	.00	2,847,601.95
310	CP - FIRE	200,000.00	.00	.00	.00	200,000.00
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	.00	.00	.00	.00	.00
313	CP - GRIMES COMMUNITY COM	222,691.32	.00	.00	.00	222,691.32
314	CP-NE GATEWAY/HOPE COMM	94,883.62-	.00	.00	.00	94,883.62-
315	CP N COMPLEX SANI CONNECT	4,808.51	.00	.00	.00	4,808.51
316	CP - WATER CAP IMPROVEMNT	.00	.00	.00	.00	.00
317	CP - COMP PLAN	11,721.80	.00	.00	.00	11,721.80
318	CP - CITY HALL	.00	.00	.00	.00	.00
319	KENNYBROOK PK WQI IMPRV	105,342.17-	.00	7,287.50	.00	112,629.67-
320	CP-New Jordan Well 2019	7,800.05	.00	.00	.00	7,800.05
321	CP- ASR 2019	.00	.00	.00	.00	.00
322	CP-16" Water Main	.00	.00	.00	.00	.00
323	CP-Water Tower 2019	10,257.15-	91,112.93	92,692.93	.00	11,837.15-
324	CP-Water Plant Exp 2019	3,192.10-	.00	4,992.50	.00	8,184.60-
325	SE 37TH HWY 141 PROJECT	.00	.00	.00	.00	.00
326	2019 OVERLAY PROJECT	.00	.00	.00	.00	.00
327	SE 19TH & SW CO OVERLAY	.00	.00	.00	.00	.00
328	WRA SANI SEWER PHASE 1	301,966.36-	.00	35,530.00	.00	337,496.36-
329	NW TERRITORY LIFT STATION	417,593.59	.00	4,314.24	.00	413,279.35
330	GIS MAPPING	67,181.75	.00	.00	.00	67,181.75
331	19TH ST SEWER EXTENSION	1,000,000.00	.00	.00	.00	1,000,000.00
332	ROAD USE EQUIPMENT	36,882.00	.00	.00	.00	36,882.00
333	WRA PARALLEL SEWER	1,600,000.00	.00	.00	.00	1,600,000.00
334	HWY44 & COUNTY LN RD 2020	672,677.06	.00	28,189.32	.00	644,487.74
335	ANN SANI SEWER I&I REHAB	250,000.00	.00	.00	.00	250,000.00
336	SE 11th ST RR/James 2019	86,049.58	.00	.00	.00	86,049.58
337	CP-N MAIN & BEAVERBK SIG	.00	.00	.00	.00	.00
338	FY20 Drain prj 2nd/beaver	.00	.00	.00	.00	.00
339	HWY 141 & HWY 44 SIGNAL	169,927.46-	.00	7,989.44	.00	177,916.90-
340	ANNUAL SIGNAL IMPROVEMENT	626,000.00	.00	26,632.50	.00	599,367.50

TREASURER'S REPORT
CALENDAR 2/2022, FISCAL 8/2022

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	27,656.10-	.00	1,686.50	.00	29,342.60-
342	WATER SYSTEM STUDY	8,780.34-	.00	719.66	.00	9,500.00-
343	JAMES ST CORRIDOR STUDY	17,267.18-	.00	1,677.50	.00	18,944.68-
344	PAVEMENT COND ANALYSIS	78,080.60	.00	.00	.00	78,080.60
345	ANNUAL WATER MAIN REPLACE	200,000.00	.00	.00	.00	200,000.00
346	HW TRAIL EXTENSION	98,691.70	.00	.00	.00	98,691.70
347	N SPORTS COMPLEX PARKING	265,782.51-	.00	435.80	.00	266,218.31-
348	SPLASH PAD	712,852.00	.00	37,935.49	.00	674,916.51
349	SE 6TH & S JAMES INTERSEC	1,663.25	.00	.00	.00	1,663.25
350	GRIMES LIBRARY BLDG FUND	7,426,172.80	200.00	132,717.73	.00	7,293,655.07
351	37TH ST IMPROVEMENTS	663,717.35	.00	.00	.00	663,717.35
352	TRL RDG/BEAV/JACOB WTR MN	165,625.90	.00	46,411.09	.00	119,214.81
353	SANI SEWER STUDY	98,644.51	.00	8,911.00	.00	89,733.51
354	ANNUAL PCC PATCHING	150,000.00	.00	.00	.00	150,000.00
355	TRAFFIC SIGNAL EQUIPMENT	75,000.00	.00	.00	.00	75,000.00
356	ANNUAL PAVEMENT PRESERVE	75,000.00	.00	.00	.00	75,000.00
357	S CMLX IRRIGATION PROJ	40,018.46	.00	8,300.00	.00	31,718.46
358	ANN TRAIL IMPRV & PLAN	5,819.59	.00	.00	.00	5,819.59
359	EMERGENCY WATER MAIN	93,142.25	.00	.00	.00	93,142.25
360	19TH ST WATER MAIN	356,768.84	.00	.00	.00	356,768.84
361	WW PLANT MBDR RETROFIT	30,850.00	.00	.00	.00	30,850.00
362	WRA SANI SWR PHASE 2	.00	.00	.00	.00	.00
363	WRA SANI SEWER PHASE 3	.00	.00	.00	.00	.00
364	WRA SANI SWR PHS 4	.00	.00	.00	.00	.00
365	WALLACE FARM	.00	.00	.00	.00	.00
366	JACOB ST OVERLAY PROJ	.00	.00	.00	.00	.00
399	EQUIP REVOLVING PROGRAM	.00	.00	.00	.00	.00
600	WATER	8,902,778.35	485,345.27	133,336.03	.00	9,254,787.59
601	WATER DEPOSITS	172,940.53	3,472.60	.00	.00	176,413.13
602	WATER SINKING	287,324.45	.00	.00	.00	287,324.45
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	6,434,563.44	292,115.72	89,502.21	.00	6,637,176.95
611	SEWER SINKING	634,182.69	.00	.00	.00	634,182.69
670	LANDFILL/GARBAGE	384,404.92	45,417.28	19,067.67	.00	410,754.53
740	STORM WATER	2,467,382.22	60,655.60	22,012.96	.00	2,506,024.86
Report Total		59,132,584.87	1,430,696.54	1,641,749.61	.00	58,921,531.80

BALANCE SHEET
CALENDAR 2/2022, FISCAL 8/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	459,692.60-	6,449,053.24
002-000-1110	CASH - LIBRARY	50,131.64-	8,558.51
110-000-1110	CASH - ROAD USE	120,620.49	3,311,295.79
112-000-1110	CASH - EMPLOYEE BENEFITS	130,923.50-	16,717.90-
121-000-1110	CASH - LOCAL OPTION SALES TAX		3,126,781.97
125-000-1110	CASH - TIF	24,882.34	1,886,769.03
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV		255,412.28
161-000-1110	CASH - ECO DEVELOP REVOLVING L	1,069.70	164,066.26
167-000-1110	CASH - LIBRARY RESTRICTED GIFT	400.10	106,067.82
170-000-1110	CASH - FEMA/FIRE DEPT		34,239.98
200-000-1110	CASH - DEBT SERVICE	12,592.78	1,659,094.73
301-000-1110	CASH - CAPITAL PROJECTS		6,587.32
302-000-1110	CASH - CP - ROAD DEVELOPMENT		3,020.07
304-000-1110	CASH-STM WATER MASTER PLAN		150,318.53
307-000-1110	CASH - CP - STORM WATER	1,000.00-	130,080.76
308-000-1110	CASH-CP SW COUNTY LINE ROAD		96,863.71-
309-000-1110	CASH - CP - PARKS		2,847,601.95
310-000-1110	CASH - CP-FIRE		200,000.00
313-000-1110	CASH - CP - GRIMES COMM COMPLE		222,691.32
314-000-1110	CASH-NE GATEWAY/HOPE COMM		94,883.62-
315-000-1110	CASH -N COMPLEX SANI CONNECT		4,808.51
317-000-1110	CASH - COMP PLAN		11,721.80
319-000-1110	CASH-KENNYBROOK PK WQI IMP	7,287.50-	112,629.67-
320-000-1110	CASH-NEW JORDAN WELL 2019		7,800.05
323-000-1110	CASH-WATER TOWER 2019	1,580.00-	11,837.15-
324-000-1110	CASH- WATER PLANT EXP 2019	4,992.50-	8,184.60-
328-000-1110	CASH-WRA SANI SEWER PHASE 1	35,530.00-	337,496.36-
329-000-1110	NW TERRITORY LIFT STATION CASH	4,314.24-	413,279.35
330-000-1110	GIS MAPPING- CASH		67,181.75
331-000-1110	CASH-19TH ST SEWER EXTENSION		1,000,000.00
332-000-1110	CASH-ROAD USE EQUIPMENT		36,882.00
333-000-1110	CASH-WRA PARALLEL SEWER		1,600,000.00
334-000-1110	CASH-HWY 44 & CO LINE RD 2020	28,189.32-	644,487.74
335-000-1110	CASH-ANN SANI SWR I&I REHAB		250,000.00
336-000-1110	CASH-SE 11TH RR/JAMES 2019		86,049.58
339-000-1110	HWY 141 & HWY 44 SIGNAL CASH	7,989.44-	177,916.90-
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH	26,632.50-	599,367.50
341-000-1110	HWY 44 STUDY CASH	1,686.50-	29,342.60-
342-000-1110	WATER SYSTEM STUDY CASH	719.66-	9,500.00-
343-000-1110	JAMES ST CORRIDOR STUDY CASH	1,677.50-	18,944.68-
344-000-1110	CASH PAVEMENT COND ANALYSIS		78,080.60
345-000-1110	CASH ANNUAL WATER MAIN REPLACE		200,000.00
346-000-1110	CASH HWY 44 TRAIL EXTENSION		98,691.70
347-000-1110	CASH N SPORTS COMPLEX PARKING	435.80-	266,218.31-
348-000-1110	CASH SPLASH PAD	37,935.49-	674,916.51
349-000-1110	SE 6TH & JAMES INTERSEC CASH		1,663.25
350-000-1110	GRIMES LIB BLDG CASH	132,517.73-	7,293,655.07
351-000-1110	CASH 37TH ST IMPROVEMENTS		663,717.35
352-000-1110	CASH TRL RD/BEAV/JAC WTR MN	46,411.09-	119,214.81
353-000-1110	CASH SANI SEWER STUDY	8,911.00-	89,733.51
354-000-1110	CASH ANNUAL PCC PATCHING		150,000.00

BALANCE SHEET
CALENDAR 2/2022, FISCAL 8/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
355-000-1110	CASH TRAFFIC SIGNAL EQUIPMENT		75,000.00
356-000-1110	CASH ANNUAL PAVEMENT PRESERVE		75,000.00
357-000-1110	S COMPLEX IRRIGATION CASH	8,300.00-	31,718.46
358-000-1110	ANN TRAIL IMP & PLANN CASH		5,819.59
359-000-1110	EMERGENCY WATER MAIN CASH		93,142.25
360-000-1110	19TH ST WATER MAIN CASH		356,768.84
361-000-1110	WW PLANT MBDR RETROFIT CASH		30,850.00
600-000-1110	CASH - WATER	350,765.39	6,575,892.49
601-000-1110	CASH - WATER DEPOSITS	3,472.60	173,982.43
602-000-1110	CASH - WATER SINKING		287,324.45
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	202,415.07	3,433,698.95
611-000-1110	CASH - SEWER SINKING		634,182.69
670-000-1110	CASH - SOLID WASTE	26,349.61	410,754.53
740-000-1110	CASH - STORM WATER	38,641.05	2,459,764.17
	CASH TOTAL	215,648.88-	48,299,883.95
112-000-1111	CASH - FLEX	3,151.37	7,513.97
	CASH TOTAL	3,151.37	7,513.97
001-000-1130	RESERVES - PARK CAP IMPROVE		234,812.58
600-000-1130	RESERVES - WATER TAPPING		605,712.67
610-000-1130	RESERVES - SEWER TAPPING		91,535.73
	RESERVES TOTAL	.00	932,060.98
001-000-1131	RESERVES - FIRE CAP IMPROVE		78,304.09
600-000-1131	RESERVES - WATER		35,000.00
	RESERVES TOTAL	.00	113,304.09
001-000-1132	RESERVES - RESCUE CAP IMPROVE		16,218.47
	RESERVES TOTAL	.00	16,218.47
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	.56	58,443.74
200-000-1150	CASH - IPAIT		3,399.51
	CASH - IPAIT TOTAL	.56	61,843.25

BALANCE SHEET
CALENDAR 2/2022, FISCAL 8/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
600-000-1160	SAVINGS - WATER TAPPING	38.15	989,745.43
740-000-1160	SAVINGS - STORM WATER	1.59	46,260.69
	SAVINGS TOTAL	39.74	1,036,006.12
610-000-1161	SAVINGS - SEWER TAPPING	198.44	1,034,908.16
	SAVINGS - RACCOON TOTAL	198.44	1,034,908.16
600-000-1162	SAVINGS - VISION	1,205.70	1,048,437.00
	SAVINGS - VISION TOTAL	1,205.70	1,048,437.00
601-000-1170	WATER DEPOSIT CD 25712		2,430.70
	CD'S - CITY STATE TOTAL	.00	2,430.70
001-000-1171	CEMETERY CD 1 304927		31,497.77
001-000-1172	CEMETERY CD 3 222910		20,020.73
001-000-1173	CEMETERY CD 12014736		20,666.95
	CD'S BANKERS TRUST TOTAL	.00	72,185.45
001-000-1174	CD# 12510837 - GENERAL		2,106,670.19
	CD# 12510837 - GENERAL TOTAL	.00	2,106,670.19
001-000-1175	CD# 12396252 - GENERAL		2,106,670.19
	CD# 12396252 - GENERAL TOTAL	.00	2,106,670.19
610-000-1178	CHARTER SEW TAP CD		2,077,034.11
	CHARTER SEW TAP CD TOTAL	.00	2,077,034.11
	TOTAL CASH	211,053.07	58,921,531.80

BUDGET REPORT
CALENDAR 2/2022, FISCAL 8/2022

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,374,185.00	111,851.20	894,654.20	65.10	479,530.80
	FIRE TOTAL	717,457.00	95,046.83	596,976.86	83.21	120,480.14
	AMBULANCE TOTAL	1,748,633.00	198,181.82	1,087,468.14	62.19	661,164.86
	BUILDING INSPECTIONS TOTAL	1,647,101.00	95,494.04	886,385.26	53.81	760,715.74
	ANIMAL CONTROL TOTAL	1,000.00	72.50	193.50	19.35	806.50
	PUBLIC SAFETY TOTAL	5,488,376.00	500,646.39	3,465,677.96	63.15	2,022,698.04
	ROADS, BRIDGES, SIDEWALKS TOTAL	2,886,941.00	137,762.51	1,520,573.14	52.67	1,366,367.86
	STREET LIGHTING TOTAL	249,000.00	3,720.26	130,005.94	52.21	118,994.06
	TRAFFIC CONTROL & SAFETY TOTAL	17,500.00	84.97	6,852.34	39.16	10,647.66
	SNOW REMOVAL TOTAL	264,283.00	7,487.58	68,546.97	25.94	195,736.03
	PUBLIC WORKS TOTAL	3,417,724.00	149,055.32	1,725,978.39	50.50	1,691,745.61
	WATER,AIR,MOSQUITO CONTROL TOTAL	8,000.00	775.73	4,390.73	54.88	3,609.27
	HEALTH & SOCIAL SERVICES TOTAL	8,000.00	775.73	4,390.73	54.88	3,609.27
	LIBRARY TOTAL	837,637.00	62,093.98	519,969.31	62.08	317,667.69
	PARKS TOTAL	990,930.00	76,465.85	467,570.26	47.18	523,359.74
	NORTH COMPLEX TOTAL	41,000.00	1,143.61	5,715.86	13.94	35,284.14
	SOUTH COMPLEX TOTAL	41,000.00	121.32	24,422.46	59.57	16,577.54
	RECREATION TOTAL	274,300.00	20,875.02	240,269.52	87.59	34,030.48
	REC - YOUTH PROGRAMS TOTAL	25,100.00	.00	14,356.95	57.20	10,743.05
	REC - YOUTH SPORTS TOTAL	22,750.00	5,601.55	10,062.57	44.23	12,687.43
	REC - ADULT PROGRAMS TOTAL	4,800.00	.00	2,420.71	50.43	2,379.29
	REC - ADULT SPORTS TOTAL	2,500.00	.00	545.78	21.83	1,954.22
	CEMETERY TOTAL	40,060.00	.00	1,395.00	3.48	38,665.00
	GCC-GRIMES COMM COMPLEX TOTAL	212,150.00	10,361.12	103,223.43	48.66	108,926.57
	GRIMESPLEX TOTAL	368,500.00	.00	18,542.00	5.03	349,958.00
	CULTURE & RECREATION TOTAL	2,860,727.00	176,662.45	1,408,493.85	49.24	1,452,233.15
	ECONOMIC DEVELOPMENT TOTAL	3,268,157.00	95.96	1,811,585.85	55.43	1,456,571.15
	COMMUNITY & ECONOMIC DEV TOTAL	3,268,157.00	95.96	1,811,585.85	55.43	1,456,571.15
	MAYOR/COUNCIL/CITY MGR TOTAL	314,493.00	19,070.65	189,827.06	60.36	124,665.94
	CLERK/TREASURER/ADM TOTAL	607,160.00	44,438.76	398,526.71	65.64	208,633.29
	ELECTIONS TOTAL	32,000.00	6,350.00	24,886.60	77.77	7,113.40
	LEGAL SERVICES/ATTORNEY TOTAL	243,000.00	1,480.81	80,258.97	33.03	162,741.03
	CITY HALL/GENERAL BLDGS TOTAL	305,100.00	8,419.95	131,019.19	42.94	174,080.81
	TORT LIABILITY TOTAL	25,000.00	775.76	54,500.76	218.00	29,500.76
	IT TOTAL	298,060.00	22,576.36	95,913.69	32.18	202,146.31
	OTHER GENERAL GOVERNMENT TOTAL	100,000.00	59.40	42,837.07	42.84	57,162.93

BUDGET REPORT
CALENDAR 2/2022, FISCAL 8/2022

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL GOVERNMENT TOTAL	1,924,813.00	103,171.69	1,017,770.05	52.88	907,042.95
	ROADS, BRIDGES, SIDEWALKS TOTA	492,020.00	.00	51,310.00	10.43	440,710.00
	2007 BOND TOTAL	718,082.00	.00	34,040.63	4.74	684,041.37
	2012 BOND TOTAL	359,860.00	.00	40,230.00	11.18	319,630.00
	2015 BOND TOTAL	860,063.00	.00	30,031.25	3.49	830,031.75
	2017A BOND TOTAL	533,632.00	.00	141,815.63	26.58	391,816.37
	2017 REFINANCING BOND TOTAL	575,575.00	.00	97,787.50	16.99	477,787.50
	2020 GO BOND TOTAL	641,400.00	.00	73,500.00	11.46	567,900.00
	2021 A GO BOND TOTAL	442,966.00	.00	126,114.72	28.47	316,851.28
	2021 B GO LOST BOND TOTAL	254,523.00	.00	52,403.33	20.59	202,119.67
	DEBT SERVICE TOTAL	4,878,121.00	.00	647,233.06	13.27	4,230,887.94
	FIRE TOTAL	200,000.00	.00	.00	.00	200,000.00
	AMBULANCE TOTAL	300,000.00	.00	274,617.00	91.54	25,383.00
	ROADS, BRIDGES, SIDEWALKS TOTA	2,355,000.00	39,542.76	2,417,972.02	102.67	62,972.02-
	STREET LIGHTING TOTAL	750,000.00	26,632.50	26,632.50	3.55	723,367.50
	TRAFFIC CONTROL & SAFETY TOTA	75,000.00	.00	.00	.00	75,000.00
	LIBRARY TOTAL	7,850,000.00	132,717.73	440,425.43	5.61	7,409,574.57
	PARKS TOTAL	1,900,000.00	46,235.49	525,622.00	27.66	1,374,378.00
	NORTH COMPLEX TOTAL	400,000.00	435.80	663,868.31	165.97	263,868.31-
	GCC-GRIMES COMM COMPLEX TOTAL	388,400.00	.00	125,737.26	32.37	262,662.74
	WATER TOTAL	3,785,000.00	144,816.18	3,695,302.58	97.63	89,697.42
	SEWER/SEWAGE DISPOSAL TOTAL	24,525,000.00	48,755.24	1,769,499.21	7.22	22,755,500.79
	STORM WATER TOTAL	475,300.00	8,287.50	892,721.37	187.82	417,421.37-
	CAPITAL PROJECTS TOTAL	43,003,700.00	447,423.20	10,832,397.68	25.19	32,171,302.32
	WATER TOTAL	4,511,853.00	133,336.03	1,744,446.81	38.66	2,767,406.19
	SEWER/SEWAGE DISPOSAL TOTAL	1,947,964.00	89,502.21	897,970.31	46.10	1,049,993.69
	LANDFILL/GARBAGE TOTAL	696,500.00	19,067.67	438,385.77	62.94	258,114.23
	STORM WATER TOTAL	650,360.00	22,012.96	251,580.42	38.68	398,779.58
	ENTERPRISE FUNDS TOTAL	7,806,677.00	263,918.87	3,332,383.31	42.69	4,474,293.69
	TRANSFERS IN/OUT TOTAL	7,756,751.00	.00	300,201.00	3.87	7,456,550.00
	TRANSFER OUT TOTAL	7,756,751.00	.00	300,201.00	3.87	7,456,550.00
	TOTAL EXPENSES	80,413,046.00	1,641,749.61	24,546,111.88	30.53	55,866,934.12

REVENUE REPORT

CALENDAR 2/2022, FISCAL 8/2022

PCT OF FISCAL YTD 66.6%

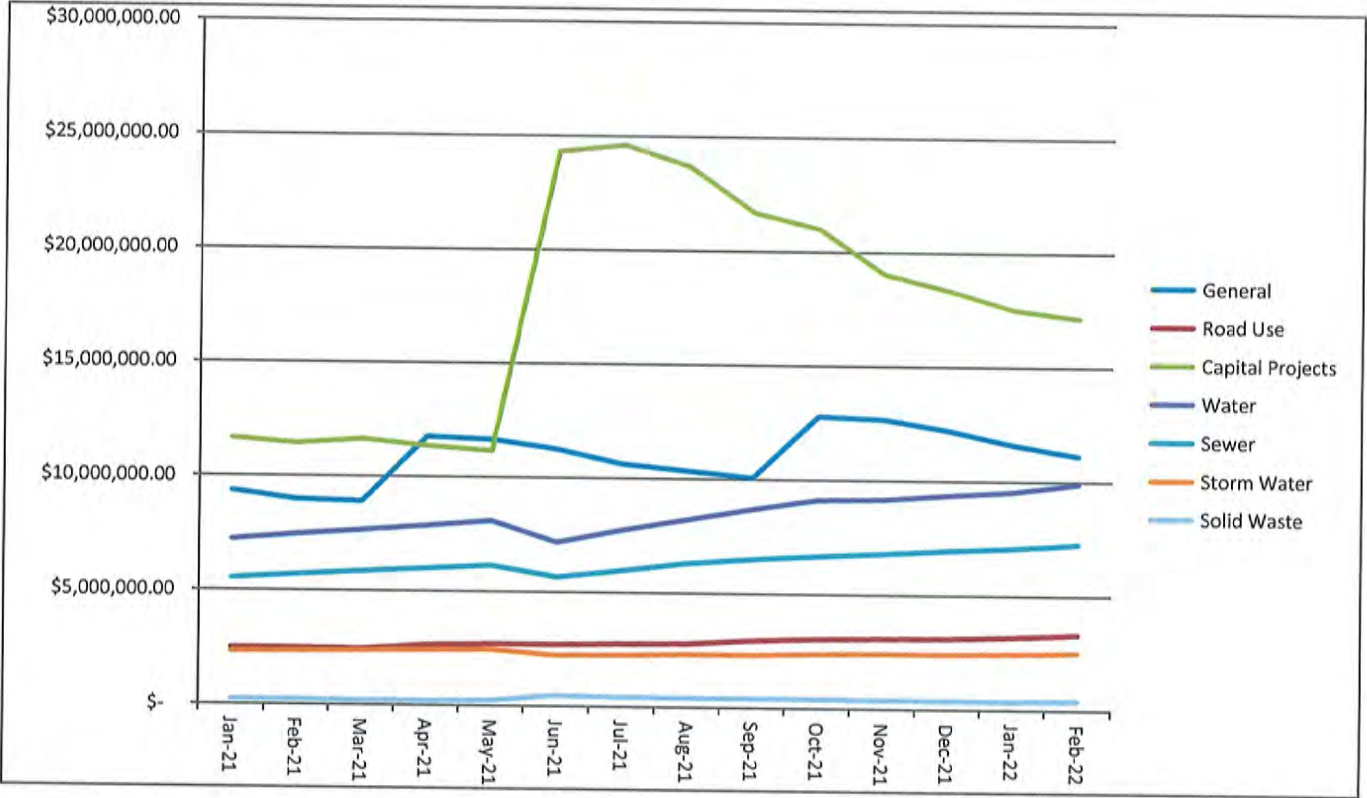
ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	11,465,092.00	231,348.03	5,596,518.53	48.81	5,868,573.47
	LIBRARY FUND TOTAL	632,873.00	552.76	338,474.82	53.48	294,398.18
	FIRE/RESCUE AUXILIARY TOTAL	22,000.00	.00	.00	.00	22,000.00
	ROAD USE TAX TOTAL	1,334,660.00	169,430.89	1,344,232.51	100.72	9,572.51-
	EMPLOYEE BENEFITS TOTAL	2,027,690.00	12,000.64	597,936.80	29.49	1,429,753.20
	LOCAL OPTION SALES TAX TOTAL	1,400,000.00	.00	2,204,310.27	157.45	804,310.27-
	TAX INCREMENT FINANCING TOTAL	5,244,874.00	24,882.34	2,746,705.31	52.37	2,498,168.69
	HOTEL/MOTEL/ECON DEV TOTAL	51,000.00	.00	41,903.03	82.16	9,096.97
	ECO DEVELOPMENT REVOLVING TOTA	12,835.00	1,069.70	8,557.60	66.67	4,277.40
	RESTRICTED GIFTS TOTAL	4,000.00	500.00	10,527.66	263.19	6,527.66-
	DEBT SERVICE TOTAL	5,111,325.00	12,592.78	1,572,399.15	30.76	3,538,925.85
	CP - STORM WATER TOTAL	150,000.00	.00	.00	.00	150,000.00
	CP - PARKS TOTAL	650,000.00	.00	.00	.00	650,000.00
	CP - GRIMES COMMUNITY COM TOTA	300,000.00	.00	.00	.00	300,000.00
	CP-New Jordan Well 2019 TOTAL	.00	.00	7,123.00	.00	7,123.00-
	CP-Water Tower 2019 TOTAL	.00	91,112.93	141,308.43	.00	141,308.43-
	CP-Water Plant Exp 2019 TOTAL	2,900,000.00	.00	2,448,287.37	84.42	451,712.63
	WRA SANI SEWER PHASE 1 TOTAL	20,500,000.00	.00	.00	.00	20,500,000.00
	19TH ST SEWER EXTENSION TOTAL	1,000,000.00	.00	.00	.00	1,000,000.00
	WRA PARALLEL SEWER TOTAL	1,600,000.00	.00	.00	.00	1,600,000.00
	HWY44 & COUNTY LN RD 2020 TOTA	.00	.00	2,622.55	.00	2,622.55-
	ANN SANI SEWER I&I REHAB TOTA	250,000.00	.00	.00	.00	250,000.00
	ANNUAL SIGNAL IMPROVEMENT TOTA	750,000.00	.00	.00	.00	750,000.00
	ANNUAL WATER MAIN REPLACE TOTA	200,000.00	.00	.00	.00	200,000.00
	HW TRAIL EXTENSION TOTAL	100,000.00	.00	.00	.00	100,000.00
	N SPORTS COMPLEX PARKING TOTA	400,000.00	.00	.00	.00	400,000.00

REVENUE REPORT

CALENDAR 2/2022, FISCAL 8/2022

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	SPLASH PAD TOTAL	1,150,000.00	.00	.00	.00	1,150,000.00
	GRIMES LIBRARY BLDG FUND TOTA	7,075,000.00	200.00	225.00	.00	7,074,775.00
	SANI SEWER STUDY TOTAL	200,000.00	.00	.00	.00	200,000.00
	ANNUAL PCC PATCHING TOTAL	150,000.00	.00	.00	.00	150,000.00
	TRAFFIC SIGNAL EQUIPMENT TOTA	75,000.00	.00	.00	.00	75,000.00
	ANNUAL PAVEMENT PRESERVE TOTA	75,000.00	.00	.00	.00	75,000.00
	EMERGENCY WATER MAIN TOTAL	.00	.00	500,000.00	.00	500,000.00-
	19TH ST WATER MAIN TOTAL	.00	.00	356,768.84	.00	356,768.84-
	WW PLANT MBDR RETROFIT TOTAL	.00	.00	250,000.00	.00	250,000.00-
	WATER TOTAL	4,718,533.00	485,345.27	4,374,830.17	92.72	343,702.83
	WATER DEPOSITS TOTAL	15,000.00	3,472.60	44,232.07	294.88	29,232.07-
	WATER SINKING TOTAL	1,779,353.00	.00	.00	.00	1,779,353.00
	SEWER TOTAL	3,549,308.00	292,115.72	2,493,353.85	70.25	1,055,954.15
	SEWER SINKING TOTAL	375,000.00	.00	.00	.00	375,000.00
	LANDFILL/GARBAGE TOTAL	696,500.00	45,417.28	375,439.76	53.90	321,060.24
	STORM WATER TOTAL	719,850.00	60,655.60	511,374.08	71.04	208,475.92
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		76,684,893.00	1,430,696.54	25,967,130.80	33.86	50,717,762.20
		=====	=====	=====	=====	=====



Amazon Charges	<u>Amount</u>	<u>Description</u>
Public Works	\$48.99	Clock
IT Dept/HR	\$318.94	Conference Room Equipment
	\$174.95	Conference Build Out
Admin	\$199.86	Coffee Pot
Library	\$1,046.09	Materials
	\$23.95	Planner
	\$166.01	Programming Supplies
	\$1,978.79	

City of Grimes Claims 3 22 2022

PREMIER OFFICE EQUIPMENT	COPIER CONTRACT-LIBRARY	146.41
IMPACT7G	WRA GRIMES CONNECTOR #2 & #3	3,800.00
3M COMPANY	SIGNS FOR WRA PROJECT	1,697.79
AIA CORPORATION	DUTY UNIFORM AUBERT/SCHIPPER	380.9
AMERICAN LIBRARY ASSN.	ALA MEMBERSHIP - LIBRARY	298
JOHNSON CONTROLS SECURITY	CH SECURITY 4/1-6/30/22	232.57
BAKER & TAYLOR	LIBRARY MATERIALS	1,559.92
BARCO PRODUCTS	PET WASTE BAGS	844.83
BLACK HILLS ENERGY	UTILITIES	6,203.56
BLACKBURN MFG. CO.	WATER LINE MARKER	724.84
SHADRAN INDUSTRIAL & SANI	FEBRUARY CLEANING CH	726.67
KOHLES & BACH, INC	DIAGNOSTIC/ELECTRIC WATER HTR	104
KOCH OFFICE GROUP	COPIER COLOR PRINTS	59.89
CARROLL CONSTRUCTION	WASHOUT BAGS FOR CONTRACTORS	5,924.76
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,378.42
DALLAS COUNTY NEWS, INC.	LIBRARY MATERIALS	46.8
DEMCO	BOOK PROCESSING SUPPLIES	75.87
CLYCE SCOTT	2022 1ST QTR CELL REIMBURSE	150
EMERGENCY APPARATUS MAINT	REPLACE MASTER GAUGES ON L375	803.13
KERR KARALEE	2022 1ST QTR CELL REIMBURSE	150
HUTCHINS FIONNUALA	2022 1ST QTR CELL REIMBURSE	150
CFI SALES	S208 SNOW PLOW TIRES	677
DORSEY & WHITNEY LLP	WATER UTILITY RESEARCH	8,192.50
HAWKEYE TRUCK EQUIPMENT	S112 CUTTING EDGE	1,194.37
COENEN HEATH	2022 1ST QTR CELL REIMBURSE	150
WILLIAMS ROCHELLE	2022 1ST QTR CELL REIMBURSE	150
RODAN OFFICE CLEANING	LIBRARY CLEANING	630
HILLYARD	PW/PARK SUPPLIES	1,722.80
RELIANT FIRE APPARATUS	REPLACE AIR COMPRESSOR E371	926.47
INTERNATIONAL CODE COUN01	NEW ELECTRIC CODE BOOK	137.5
IOWA DEPT OF REVENUE	FEB SALES/WATER EXCISE TAX	22,316.00
IOWA DOT	BRINE	1,934.50
IOWA LIBRARY ASSOCIATION	ILA MEMBERSHIP	110
IMFOA	ANNUAL DUES MW RW KS OD	670
IOWA SIGNAL INC	NEW LGHT SGNL @ SB 141 & 37TH	995
IOWA STATE UNIVERSITY	dTIMS ANN MNT & CTRE MGMT SERV	1,333.00
FLANEGAN JEREMY	SPRING FALL HBI 2020/2021	2,000.00
THAYER JEREMY	2022 1ST QTR CELL REIMBURSE	150
HEID CHERYL	2022 1ST QTR CELL REIMBURSE	150
KANEALY KENT	2022 1ST QTR CELL REIMBURSE	150
TENNAL KENTON	COACH/SPRING BREAK BB CAMP	840
KLEENER IMAGE, INC.	312 NW 8TH GRAVEL FOR MAIN RPR	1,460.80
KLINE ELECTRIC INC	SOUTH COMPLEX LIGHTS	951.51
LEAF	COPIER LEASE DS	77.97
WOODKE MARCIA	2022 1ST QTR CELL REIMBURSE	150
LIBERTY READY MIX	308 NW 8TH CNCRT/MAIN REPAIR	1,540.00
LOGAN CONTRACTORS SUPPLY	EQUIPMENT	470.06
LOGOED APPAREL & PROMOTIO	PW SAFETY CLOTHING	3,728.03
MACKE JEFF	2022 1ST QTR CELL REIMBURSE	150
KURTZ MAHLON	2022 1ST QTR CELL REIMBURSE	150
MAIL SERVICES	MONTHLY UTILITY STATEMENTS	4,157.82
MEDIACOM	INTERNET	449.33
METRO WASTE AUTHORITY	JANUARY GARBAGE/CURB IT	89,003.54
PRICE MATT	2022 1ST QTR CELL REIMBURSE	150
MIDAMERICAN ENERGY	ELECTRIC	21,345.44
O'HALLORAN INTERNATIONAL	GEOTAB HDWARE/SOFTWARE/BRAKE REP	3,239.93
O'REILLY AUTO PARTS	WIPER FLUID	129.7
OFFICE DEPOT LIBRARY	PAPER	132.66
OFFICE DEPOT CITY HALL	OFFICE SUPPLIES PW/CH/HR	397.03
SAWYER ALEXANDER J	2022 1ST QTR CELL REIMBURSE	150
TRUE VALUE	SUPPLIES	9.99

PLUMB SUPPLY CO. - DM	GVSS FILTER	161.02
PLYMOUTH ROCKET, INC	RESERVATION SOFTWARE - LIBRARY	650
POLK CO RECORDER	AGREEMENT MISCELLANEOUS	190
POLK COUNTY TREASURER	FEBRUARY CONTRACT	111,412.00
POPULAR SUBSCRIPTION SERV	MATERIALS - LIBRARY	1,657.85
SCHIPPER RONALD L.	2022 1ST QTR CELL REIMBURSE	150
SELLNER ROBERT	2022 1ST QTR CELL REIMBURSE	150
ECHER RORY	2022 1ST QTR CELL REIMBURSE	150
TITAN MACHINERY	CASE HYDRAULIC LEAK	981.99
SMITH'S SEWER SERVICE	WTRLN TELEVISE & TRACE GCC	387.5
DMACC	STEELE TRAINING	1,200.00
OLGUIN SAUL	2022 1ST QTR CELL REIMBURSE	150
STATE LIBRARY OF IOWA	CONF REGISTRATION X3 - LIBRARY	450
STIVERS FORD	S108 TRANSMISSION LEAK	2,290.77
TAPCO	PED CROSS 900 S, 2000 N JAMES	13,690.00
SYNCB/AMAZON	LIBRARY/CH/IT MATERIALS	1,978.79
TOMPKINS INDUSTRIES INC.	MAINTENANCE SUPPLIES	72.24
TRIPLETT OFFICE ESSENTIAL	OFFC FURNITURE/WATER/SEWER STF	2,500.00
UNIQUE MANAGEMENT SERVICE	LIBRARY COLLECTION SERVICES	44.75
UNITED CONTRACTORS, INC	BACK FILL/WATER LAEK	256.32
US WATER	Monthly bill	74,223.91
VERIZON WIRELESS, BELLEVU	HOTSPOTS	343.08
VAN WALL EQUIPMENT	P406 FUEL FILTER	4.42
GUTHRIE DAVE	WATER DISTRIBUTION TRAINING	775
DUMBAULD ANDREW	SPRING FALL HBI 2021	1,000.00
BRAVO GREATER DES MOINES	28E AGREEMENT 10/1/21-12/31/21	4,078.31
ELM USA	DISC BUFFER	25
JOHNSON TAMMY	2022 1ST QTR CELL REIMBURSE	150
CENTURY LINK	PHONE	2,078.14
GATEHOUSE MEDIA IOWA HOLD	PUBLICATIONS	1,137.21
HUELIFE, LLC	TRAINING ANDERSON & FISK	9,500.00
INFOMAX OFFICE SYSTEMS, I	COPIER - LIBRARY	182.41
EFTPS	FED/FICA TAX	47,309.91
FISK ERIK	REQUIRED FEES FOR LAW LICENSE	420
GREIMAN JAMES	2022 1ST QTR CELL REIMBURSE	150
MENARDS GRIMES	OFFICE/PW SUPPLIES	2,205.22
BOLTON AND MENK INC	HWY 44 & SW CO LN RD INTERSECT	13,681.50
MCCLURE ENGINEERING	RO WATER TREATMENT PLANT	2,057.00
GOODVIN, ALEX	2022 1ST QTR CELL REIMBURSE	150
COPY SYSTEMS INC	MONTHLY FIRE COPIER CONTRACT	39
GETTYS NATHAN	2022 1ST QTR CELL REIMBURSE	150
COVER CHAD	2022 1ST QTR CELL REIMBURSE	150
TEIG AUSTIN	2022 1ST QTR CELL REIMBURSE	150
DUCKETT, NICHOLAS	2022 1ST QTR CELL REIMBURSE	150
KAMM, DOUG	2022 1ST QTR CELL REIMBURSE	150
INVISION	ARCHITECT - LIBRARY	7,802.99
VOYA	DEFER COMP PRE	3,613.46
FOTH INFRASTRUCTURE & ENV	JAMES ST CORRIDOR STUDY	2,180.50
TENNAL, MIKLANNET	COACH/SPRING BREAK VB CAMP	792
PROHASKA, JOSH	2022 1ST QTR CELL REIMBURSE	150
AIG	DEFER COMP PRE	582.5
HORACE MANN	DEFER COMP ROTH	275
MASSMUTUAL	DEFER COMP ROTH	925
TIBBLES, STEVE	ABC ELECTRICAL TRAINING	200
CHRISTENSEN DEVELOP 1 LLC	LIBRARY BLDG CONSULTING	10,000.00
MITEL	PHONES	2,008.84
MICROMARKETING LLC	LIBRARY MATERIALS	171.91
RELIABLE MAINTENANCE CO	FEBRUARY CLEANING FOR GCC	2,325.00
SCHULZ MARK	2022 1ST QTR CELL REIMBURSE	150
FLETCHER, CAIL	2022 1ST QTR CELL REIMBURSE	150
SCENTAIR TECHNOLOGIES	SCENTAIR GCC	622.9
NORTHERN TOOL & EQUIPMENT	PRESSURE WASHER HOSE	222.98

RENEWABLE ENERGY GROUP	FUEL	2,713.76
PER MAR SECURITY SERVICES	GCC SECURITY SYSTEM	195
I&S GROUP, INC	WATER WORKS SPLASH PAD	76,500.00
EBS	EMPLOYEE INSURANCE	3,334.73
HOULIHAN PATRICK	2022 1ST QTR CELL REIMBURSE	150
HENSLEY KEVIN	TRAINING/FLIGHT	942.2
BUTZKE BURCH CONSTRUCTION	CONTSR MGMNT GCC SEWER LINE	1,149.00
REINTS MATTHEW	2022 1ST QTR CELL REIMBURSE	150
IP PATHWAYS, LLC	GIS PROJECT	6,420.00
DANIELS KENDRA E	2022 1ST QTR CELL REIMBURSE	150
FEICK BRADLEY	2022 1ST QTR CELL REIMBURSE	150
FOX ROBERT	2022 1ST QTR CELL REIMBURSE	150
CITY OF GRIMES FLEX	EMPLOYEE FLEX	3,085.88
CONFLUENCE	WALLACE FARM MASTER PLAN	3,024.00
NEBRASKA FURNITURE MART	LABOR WASHER/DRYER/FD	92.5
WOLFSWINKEL - PERM	WRA PERMANENT EASEMENT	7,918.39
WATERFORD LANDING - PERM	WRA PERMANENT EASEMENT	10,756.20
SUNDET - PERM	WRA PERMANENT EASEMENT	5,138.43
CITY WIDE HEATING & AIR	FURNACE/AC INSPETION/OPERATION	98
SUNDET - TEMP	WRA TEMPORARY EASEMENT	6,856.53
WATERFORD LANDING - TEMP	WRA TEMPORARY EASEMENT	8,818.02
WOLFSWINKEL - TEMP	WRA TEMPORARY EASEMENT	15,927.93
FAZIO, ELLYSE	REFUND FOR METER SIZE CHANGE	63
SKY ROOFING	BOND REFUND/PEDDLERS PERMIT	1,000.00
TUCKER WHITNEY	2022 1ST QTR CELL REIMBURSE/SUPPLIES	80.28
AIM IOWA MECHANICAL	TRACING SWR LINES GCC PROJECT	8,314.85
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	131,774.87
	CLAIMS TOTAL	823,641.30
	GENERAL FUND	336,064.77
	LIBRARY FUND FUND	24,327.77
	ROAD USE TAX FUND	37,380.13
	HOTEL/MOTEL/ECON DEV FUND	4,078.31
	CP - GRIMES COMMUNITY COM FUND	9,463.85
	CP-Water Tower 2019 FUND	402
	CP-Water Plant Exp 2019 FUND	1,655.00
	WRA SANI SEWER PHASE 1 FUND	60,109.29
	HWY44 & COUNTY LN RD 2020 FUND	8,550.50
	HWY 44 STUDY FUND	2,013.00
	JAMES ST CORRIDOR STUDY FUND	2,180.50
	PAVEMENT COND ANALYSIS FUND	1,125.00
	SPLASH PAD FUND	72,000.00
	GRIMES LIBRARY BLDG FUND FUND	17,802.99
	WW PLANT MBDR RETROFIT FUND	469.44
	WATER FUND	81,897.63
	SEWER FUND	60,474.36
	LANDFILL/GARBAGE FUND	89,006.54
	STORM WATER FUND	14,640.22
		823,641.30
February Monthly Revenue	GENERAL FUND	231,348.03
	LIBRARY FUND	552.76
	ROAD USE TAX FUND	169,430.89
	EMPLOYEE BENEFITS FUND	12,000.64
	TAX INCREMENT FINANCING FUND	24882.34
	REVOLVING LOAN FUND	1069.7
	RESTRICTED GIFTS FUND	500
	DEBT SERVICE FUND	12592.78
	CAPITAL PROJECTS FUND	91312.93
	WATER FUND	488817.87
	SEWER FUND	292115.72
	LANDFILL/GARBAGE FUND	45417.28
	STORM WATER FUND	60655.6
		1,430,696.54

GRIMES RESOLUTION NO. 03-3722

RESOLUTION PRELIMINARILY ACCEPTING DONATIONS – HOPE GRIMESPLEX

WHEREAS, in 2020, Reza Kargarzadeh (“Reza”) presented the Hope Entertainment District to the City Council for consideration (the “Project”); and

WHEREAS, the Project included the construction of a 50-Acre multi-sport athletic facility (the “GrimesPlex”); and,

WHEREAS, Reza presented to the City, an opportunity to transition the project to the City which would include a gift of land, monies and leases to support the project (the “Transition”); and,

WHEREAS, the Transition has been evaluated by staff and a series of consultants; and,

WHEREAS, the City agrees that the Project will be a positive development to the community and agrees to study the offer by Reza in City Council work session to determine if the City should consider final approval by written agreements at a City Council meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That the proposed Real Estate and Monetary Donations be placed on the Agenda for discussion at a City Council work session so that the council can consider whether it’s advisable to consider acceptance of these donations at a regularly scheduled City Council meeting; and,
2. That the Professional Services Agreement with Civil Design Advantage is approved and the Mayor and City Clerk are authorized to execute the agreement on behalf of the City, and that City staff is instructed to present the City Council with a report as to its work with Civil Design Advantage within forty (40) days of this Resolution.

PASSED AND APPROVED this ____ day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING: Resolution Accepting Donation – GrimesPlex

SYNOPSIS: In October of 2020, Reza Kargarzadeh, President and CEO of Hope K Farms/Hope Development Realty, presented the Hope Entertainment District development to the City Council. Within the development, there were a number of specific project areas, that provided opportunities for entertainment, shopping, office, housing, and recreation. The primary anchor for the development was proposed as the GrimesPlex, a 50-acre multi-sport athletic facility.

Within separate agreements related to the GrimesPlex and overall development, arrangements were made for the management/operation of the GrimesPlex, as well as future donation of the facility. It was agreed that the City of Grimes would operate and maintain the facility and that the donation of the facility could occur at any time within 10 years following the completion of the project.

Since that time, Mr. Kargarzadeh and his team have been developing plans for the GrimesPlex, and completing the necessary infrastructure for the Hope Entertainment District.

In late 2021, Mr. Kargarzadeh approached the City with an opportunity that would put the City in the driver's seat for the project. Mr. Kargarzadeh has offered to donate to the City, the land (approximately 50-acres) and \$12,000,000 to advance the construction of the project. In addition to the donation of land and monies, all existing revenue-generating leases for the use of the complex, as well as the ability to collect the sponsorship revenue from the complex will be directed towards the City.

Since the initial discussion regarding an expedited donation and construction, staff has been fully evaluating the impact of taking over this project. Staff enlisted the service of Sports Facility Companies (SFC), Public Financial Management (PFM), Dorsey & Whitney LLP (Dorsey) and Civil Design Advantage (CDA), to assist with the review. The intent of the review was to determine the cost associated with construction, impact associated with the financing of the project, what necessary legal agreements would need to be in place and how to appropriately move this from a private project to a public bid

project. In order to help frame the analysis, the following documents are attached to this packet and summarized below.

1. SFC Proforma
2. PFM Debt Analysis
3. CDA PSA and Bidding and Construction Schedule

SFC: SFC was solicited to assist with the development of a proforma related to the construction and operation of the facility. Staff worked closely with their team to develop a proforma that met the expectations of the City, and paid respect to the work already completed on the project by Mr. Kargarzadeh. SFC has a significant track record related to the construction of similar facilities, and has also been involved in local projects (West Des Moines RecPlex). Through their analysis, SFC has estimated the construction cost associated with the facility to be \$19,500,000. In addition to the construction cost, they have estimated a need of \$2,500,000 - \$3,500,000 for the FFE/outfit. This, amongst other items, leaves opportunities for there to be a fundraising component for the GrimesPlex.

PFM: Armed with the knowledge provided by SFC, staff began to work with PFM on the financial model associated with the project. As mentioned before, with the donation comes the revenue-generating leases for the complex. These revenue-generating leases will support the debt needed to be issued to fill the gap between the cost of construction and monetary gift from Mr. Kargarzadeh. PFM has concluded that the anticipated lease revenue generated from the facility will cover the annual payment associated with the debt issuance. Additional revenues generated above and beyond the annual debt service can be programmed for future enhancements, or reserve funds for capital replacements.

Dorsey: During this time of evaluation, staff has been working with Dorsey to understand and review what documents would be necessary to make this transition a reality. As this transition impacts existing Urban Renewal Plans/Projects, they were able to guide staff through the process and assist with making decisions that favor the interests of the City. Specifically, their assistance with the review of the Real Estate Gift Agreement and Monetary Gift Agreement were critical. It should be noted that there are a number of standard urban renewal proceedings that will need to occur over the next couple of months to complete this exercise. These proceedings include modifications to existing development agreements.

CDA: As CDA was originally retained by Mr. Kargarzadeh to assist with the development of the plans for GrimesPlex, and knowing that the overall schedule is critical, staff determined that staying with CDA to complete the plans provided the greatest opportunity for success. As this project will now be publicly bid, the format and structure of the plans need to be revised. In addition to those public bid requirements, the plans generally need to be completed with the final details associated with the design of the complex. CDA has prepared a Professional Services Agreement, and estimated the total cost to be approximately \$170,000. They have prepared a schedule that aims to deliver a portion of

the project by the late fall/early winter. This will allow for the complex to be utilized in calendar year 2022.

To recap, should the City choose to move forward, doing so will put the City in a direct role as it relates to the design and programming of the facility. This will not only ensure that the City can influence the design, layout, and operations of the facility but also program the facility so that the community at large can utilize and experience the high-quality tournament facility. With the acceptance of the donation, staff will follow up with the necessary gift/donation agreements for Council adoption.

While this can be viewed as a change from the original proposal, staff sees tremendous value in this opportunity in front of us. Sports tourism is seen as a significant form of our economic development strategy here in Grimes, and capitalizing on this opportunity will have lasting positive impacts on the community.

FISCAL IMPACT:

Noted above in and attachments.

PREVIOUS COUNCIL ACTION(S):

Approve Zoning – 2020

Approve Development Agreement – 2020

Approve Final Plat - 2021

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution.

RESOLUTION NO. _____

RESOLUTION ACCEPTING DONATIONS – HOPE GRIMESPLEX

WHEREAS, in 2020, Reza Kargarzadeh (“Reza”) presented the Hope Entertainment District to the City Council for consideration (the “Project”); and

WHEREAS, the Project included the construction of a 50-Acre multi-sport athletic facility (the “GrimesPlex”); and,

WHEREAS, Reza presented to the City, an opportunity to transition the project to the City which would include a gift of land, monies and leases to support the project (the “Transition”); and,

WHEREAS, the Transition has been evaluated by staff and a series of consultants; and,

WHEREAS, the City agrees that the transition is a positive benefit to the community and agrees to accept the offer by Reza.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

1. That the Real Estate Donation is accepted and staff is directed to bring forth agreements for final adoption
2. That the Monetary Donation is hereby accepted and staff is directed to bring forth agreements for final adoption
3. That the Professional Services Agreement with Civil Design Advantage is approved.

BE IT FURTHER RESOLVED that Mayor is hereby authorized to execute the Agreements and the Clerk is to attest.

PASSED AND APPROVED this ____ day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

GRIMESPLEX | GRIMES, IA

Construction Costs

FEBRUARY 2022



PREPARED FOR:

City of Grimes, IA





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Facility Program Details

Facility Program

Outdoor Athletic Facilities

Space	Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
460' x 460' Fields	460' x 460' Field	3	460	460	211,600	634,800	53.1%
	Youth Field	36	225'	Fence	Over Large Fields		0.0%
	Multi-Purpose Field	6	360	225	Over Large Fields		0.0%
	Total 400' Baseball/Softball Fields Sq. Ft.					634,800	53.1%
460' x 400' Fields	460' x 400' Field	3	460	400	184,000	552,000	46.2%
	Multi-Purpose Field	6	360	225	Over Large Fields		0.0%
	Total 400' Baseball/Softball Fields Sq. Ft.					552,000	46.2%
Support Buildings	Primary Support Building						
	Kitchen	1	30	30	900	900	0.1%
	Restrooms	2	25	20	500	1,000	0.1%
	Training Room	1	15	10	150	150	0.0%
	Check-In/Ticketing Office	1	10	10	100	100	0.0%
	Ref Rooms	2	10	8	80	160	0.0%
	Office/Control	1	20	20	400	400	0.0%
	Secondary Support Buildings	2	40	40	1,600	3,200	0.3%
	Total Support Buildings Sq. Ft.					5,910	0.5%
Maint.	Maintenance Buildings	1	40	30	1,200	1,200	0.1%
	Storage Buildings	2	40	20	800	1,600	0.1%
	Total Maintenance Sq. Ft.					2,800	0.2%
Total Estimated Outdoor Athletic Facilities SF						1,195,510	100%
Total Outdoor Athletic Facility Acreage						27.4	

Site Development

		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18') (20' x 20' Inc. aisles)	1,320	20	20	400	528,000	53.8%
	Setbacks, Green Space, Trails, etc.					453,024	46.2%
	Total Estimated Site Development SF					981,024	100%
Total Site Development Acreage						22.5	
Total Complex Acreage						50.0	

Facility Development Costs and Financing



Capital Costs and Start-up Expenses - Construction

Details	Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost					
Real Estate Acquisition	50.0	Acre	\$0	\$0	0.0%
Land Cost Total				\$0	0.0%
Hard Costs					
Site Development					
Support Buildings	5,910	SF	\$350	\$2,068,500	10.6%
Site Development - Clearing, Prep, Grading, Utility Runs, Landscaping, etc.	50.0	Acre	\$100,000	\$4,996,635	25.6%
Fencing - Perimeter and Facility Control	1	LS	\$300,000	\$300,000	1.5%
Maintenance Building	1,200	SF	\$120	\$144,000	0.7%
Storage Building	1,600	SF	\$60	\$96,000	0.5%
Contingency			10.50%	\$773,339	4.0%
Hard Cost Total				\$8,378,474	43.0%
Baseball/Softball Fields					
Synthetic Turf Fields	0	SF	\$7.00	\$0	0.00%
Shipping & Tax			5.00%	\$0	0.00%
Contingency			10.50%	\$0	0.00%
Baseball/Softball Fields Cost Total				\$0	0.00%
Multi-Purpose Fields					
Synthetic Turf Fields	1,186,800	SF	\$7.00	\$8,307,600	42.62%
All Fields	0	Ea.	\$275,000	\$0	0.00%
Shipping & Tax			5.00%	\$415,380	2.13%
Contingency			10.50%	\$915,913	4.70%
Multi-Purpose Fields Cost Total				\$9,638,893	49.44%
Soft Costs Construction					
Design-Build Fees			9.0%	\$754,063	3.9%
SFD Owner's Rep Services			3.0%	\$540,521	2.8%
Permits/Inspections			0.50%	\$41,892	0.2%
Contingency			10.50%	\$140,330	0.7%
Soft Costs Total				\$1,476,806	7.6%
Total Construction Costs - Outdoor Facility				\$19,494,173	100.00%



Capital Costs and Start-up Expenses

SOURCES OF FUNDS		
Public Contribution - Construction	38%	\$7,494,173
Public Contribution - Equipment and FF&E	0%	\$0
Public Contribution - Operations	0%	\$0
Equity Contribution - Private/Developer	62%	\$12,000,000
Bond Financing	0%	\$0
Public Contribution	0%	\$0
Total Sources of Funds		\$19,494,173

USES OF FUNDS	
Land Cost	\$0
Hard Cost	\$8,378,474
Field and Sport Equipment Cost	\$9,638,893
Furniture, Fixtures, and Equipment	\$0
Soft Costs Construction	\$1,476,806
Soft Costs Operations	\$0
Working Capital Reserve	TBD
Total Uses of Funds	\$19,494,173

GRIMESPLEX | GRIMES, IA

Five Year Operating Pro Forma

MARCH 2022



PREPARED FOR:

City of Grimes, IA



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Facility Program Details

Facility Program

Outdoor Athletic Facilities

Space	Programming Product/Service	Count	Dimensions L (') W (')		Approx. SF each	Total SF	% of Footprint
460' x 460' Fields	460' x 460' Field	3	460	460	211,600	634,800	53.1%
	Youth Field	12	225'	Fence	Over Large Fields		0.0%
	Multi-Purpose Field	6	360	225	Over Large Fields		0.0%
	Total 400' Baseball/Softball Fields Sq. Ft.					634,800	53.1%
460' x 400' Fields	460' x 400' Field	3	460	400	184,000	552,000	46.2%
	Multi-Purpose Field	6	360	225	Over Large Fields		0.0%
	Total 400' Baseball/Softball Fields Sq. Ft.					552,000	46.2%
Support Buildings	Primary Support Building						
	Kitchen	1	30	30	900	900	0.1%
	Restrooms	2	25	20	500	1,000	0.1%
	Training Room	1	15	10	150	150	0.0%
	Check-In/Ticketing Office	1	10	10	100	100	0.0%
	Ref Rooms	2	10	8	80	160	0.0%
	Office/Control	1	20	20	400	400	0.0%
	Secondary Support Buildings	2	40	40	1,600	3,200	0.3%
	Total Support Buildings Sq. Ft.					5,910	0.5%
Maint.	Maintenance Buildings	1	40	30	1,200	1,200	0.1%
	Storage Buildings	2	40	20	800	1,600	0.1%
	Total Maintenance Sq. Ft.					2,800	0.2%
Total Estimated Outdoor Athletic Facilities SF						1,195,510	100%
Total Outdoor Athletic Facility Acreage						27.4	

Site Development

		Quantity	Dimensions L (') W (')		Approx. SF each	Total SF	% of Total
Parking Spaces Total	Parking Spaces Total (10'x18')	1,320	20	20	400	528,000	53.8%
	(20' x 20' Inc. aisles)						
	Setbacks, Green Space, Trails, etc.					453,024	46.2%
Total Estimated Site Development SF						981,024	100%
Total Site Development Acreage						22.5	
Total Complex Acreage						50.0	

Facility Development Costs and Financing



Capital Costs and Start-up Expenses - Equipment and FF&E (Phase I)

Details	Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost					
Real Estate Acquisition	50.0	Acre	\$0	\$0	0.0%
Land Cost Total				\$0	0.0%
Baseball/Softball Fields					
Scoreboard	6	Ea.	\$12,500	\$75,000	2.21%
Plate Bases and Anchors	12	Set	\$900	\$10,800	0.32%
Dugouts with Fountains	24	Ea.	\$12,000	\$288,000	8.50%
Foul Poles	12	Set	\$4,000	\$48,000	1.42%
Fencing and Backstop	12	Ea.	\$75,000	\$900,000	26.55%
L-Screens	12	Ea.	\$500	\$6,000	0.18%
Tri-Fold Screens	24	Ea.	\$400	\$9,600	0.28%
1B Screens	12	Ea.	\$475	\$5,700	0.17%
Ball Caddies	12	Ea.	\$350	\$4,200	0.12%
Portable Mounds	12	Ea.	\$12,500	\$150,000	4.43%
Bleachers	24	Ea.	\$4,000	\$96,000	2.83%
Portable Fencing	12	Ea.	\$15,000	\$180,000	5.31%
Field and Sport Equipment	12	Ea.	\$5,000	\$60,000	1.77%
Training Area Equipment	1	LS	\$150,000	\$150,000	4.43%
			Signage, Helmets, Balls, Cages, etc.		
			Bullpens, Batting Cages, Warm Up Areas, etc.		
Shipping & Tax			5.00%	\$99,165	2.93%
Contingency			6.00%	\$124,948	3.69%
Baseball/Softball Fields Cost Total				\$2,207,413	65.13%
Multi-Purpose Fields					
Scoreboards	12	Ea.	\$12,500	\$150,000	4.43%
Benches (Participants)	48	Ea.	\$600	\$28,800	0.85%
Bleachers (Spectators)	48	Ea.	\$4,000	\$192,000	5.66%
Goals	24	Ea.	\$5,000	\$120,000	3.54%
Goals	24	Ea.	\$1,200	\$28,800	0.85%
Goals	48	Ea.	\$1,050	\$50,400	1.49%
Goals	24	Ea.	\$750	\$18,000	0.53%
Field Equipment	12	Ea.	\$5,000	\$60,000	1.77%
			Flags, Balls, Cones, & Training Equip.		
Shipping & Tax			5.00%	\$32,400	0.96%
Contingency			6.00%	\$40,824	1.20%
Multi-Purpose Fields Cost Total				\$721,224	21.28%
Furniture, Fixtures and Equipment Cost					
FURNISHINGS					
Hardware	1	LS	\$250,000	\$250,000	7.4%
Software	1	LS	\$25,000	\$25,000	0.7%
FIELD MAINTENANCE EQUIPMENT					
Utility Vehicle (Gator)	2	Ea.	\$12,500	\$25,000	0.7%
Utility Golf Cart	2	Ea.	\$10,000	\$20,000	0.6%
Shipping & Tax			5.00%	\$16,000	0.5%
Contingency			6.00%	\$20,160	0.6%
Furniture, Fixtures and Equipment Cost Total				\$356,160	10.5%
Soft Costs Construction					
Design-Build Fees			9.0%	\$0	0.0%
SFD Owner's Rep Services			3.0%	\$98,544	2.9%
Permits/Inspections			0.50%	\$0	0.0%
Contingency			6.00%	\$5,913	0.2%
Soft Costs Total				\$104,457	3.1%
Total Construction Costs - Outdoor Facility				\$3,389,253	100.00%



Capital Costs and Start-up Expenses - Equipment and FF&E (Phase II)

Details		Quantity	Unit	Cost/Unit	Budgeted Cost	% of Total
Building & Land Cost						
Real Estate Acquisition	Donation	50.0	Acre	\$0	\$0	0.0%
Land Cost Total					\$0	0.0%
Hard Costs						
Support Buildings						
Support Buildings		0	SF	\$125	\$0	0.0%
Maintenance Building	Finished Modular Building	0	SF	\$50	\$0	0.0%
Site Development						
Support Buildings	Finished Modular Building with FF&E (Not Including F&B)	0	SF	\$350	\$0	0.0%
Site Development - Clearing, Prep, Grading, Utility Runs, Landscaping, etc.	Paving, Grading, Utilities, Landscaping, Improvement Allocation for Outdoor Facility	0.0	Acre	\$100,000	\$0	0.0%
Fencing - Perimeter and Facility Control		0	LS	\$300,000	\$0	0.0%
Maintenance Building		0	SF	\$120	\$0	0.0%
Storage Building		0	SF	\$60	\$0	0.0%
Contingency				10.00%	\$0	0.0%
Hard Cost Total					\$0	0.0%
Baseball/Softball Fields						
Shade Structures - Tension Fabric		12	Ea.	\$10,000	\$120,000	19.29%
Trackman System		12	Ea.	\$20,000	\$240,000	38.57%
Streaming System		12	Ea.	\$10,000	\$120,000	19.29%
Shipping & Tax				5.00%	\$24,000	3.86%
Contingency				6.00%	\$30,240	4.86%
Baseball/Softball Fields Cost Total					\$534,240	85.86%
Furniture, Fixtures and Equipment Cost						
FOOD & BEVERAGE						
Equipment	Revenue Share	0	LS	\$225,000	\$0	0.0%
Equipment	Revenue Share	0	Ea.	\$50,000	\$0	0.0%
Finish Out	Revenue Share	0	Ea.	\$25,000	\$0	0.0%
FURNISHINGS						
Signage	Monument and Wayfinding	1	LS	\$50,000	\$50,000	8.0%
Furnishings	Support Buildings	5,910	SF	\$2	\$11,820	1.9%
Shipping & Tax				5.00%	\$3,091	0.5%
Contingency				6.00%	\$3,895	0.6%
Furniture, Fixtures and Equipment Cost Total					\$68,806	11.1%
Soft Costs Construction						
Design-Build Fees	% of Structure and Site work			9.0%	\$0	0.0%
SFD Owner's Rep Services				3.0%	\$18,091	2.9%
Permits/Inspections				0.50%	\$0	0.0%
Contingency				6.00%	\$1,085	0.2%
Soft Costs Total					\$19,177	3.1%
Total Construction Costs - Outdoor Facility					\$622,223	100.00%

Capital Costs and Start-up Expenses - Soft Costs Operations

Details		Cost/Unit	Budgeted Cost	% of Total
Soft Costs Operations				
Pre-Launch Professional Services	Legal, Accounting, Bank, Consulting		\$60,000	11.1%
Permits and Extensions			\$30,000	5.5%
Presentation Materials	Renderings, Etc.		\$20,000	3.7%
Grand Opening			\$15,000	2.8%
Interest on Construction Loan	TBD		\$0	0.0%
Marketing Allowance	Pre-Opening Marketing Budget		\$75,000	13.9%
Opening Support Services	Professional Management Support for Pre-Opening Operations Development		\$275,000	50.8%
Pre-Funded Operational Account			\$14,687	2.7%
Pre-Opening Staff Budget	Staffing Cost Pre-Grand Opening		\$2,011	0.4%
Pre-Opening Staff Recruitment			\$60	0.0%
Cost of Issuance/Financing			TBD	0.0%
Interest Reserve			TBD	0.0%
Closing Costs			TBD	0.0%
Working Capital Reserve			TBD	0.0%
Contingency		10.00%	\$49,176	9.1%
Soft Cost Total			\$540,934	100.0%
Total Construction Costs - Soft Cost Operations			\$540,934	100.0%
Working Capital Reserve			TBD	100.0%



Capital Costs and Start-up Expenses

SOURCES OF FUNDS		
Public Contribution - Construction	0%	\$0
Public Contribution - Equipment and FF&E	88%	\$4,011,476
Public Contribution - Operations	12%	\$540,934
Equity Contribution - Private/Developer	0%	\$0
Bond Financing	0%	\$0
Public Contribution	0%	\$0
Total Sources of Funds		\$4,552,410

USES OF FUNDS - PHASE I	
Land Cost	TBD
Hard Cost	\$0
Field and Sport Equipment Cost	\$2,928,637
Furniture, Fixtures, and Equipment	\$356,160
Soft Costs Construction	\$104,457
Soft Costs Operations	\$540,934
Working Capital Reserve	TBD
Total Uses of Funds	\$3,930,188

USES OF FUNDS - PHASE II	
Land Cost	\$0
Hard Cost	\$0
Field and Sport Equipment Cost	\$534,240
Furniture, Fixtures, and Equipment	\$68,806
Soft Costs Construction	\$19,177
Soft Costs Operations	\$0
Working Capital Reserve	TBD
Total Uses of Funds	\$622,223

Financial Performance Summary

Total Revenue & Expenses - 5-Year Detail

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
Outdoor Rental Baseball/Softball Tournaments	\$86,400	\$102,600	\$128,040	\$128,040	\$134,442
Outdoor Rental Multi-Purpose Field Tournaments	\$12,600	\$18,300	\$21,450	\$25,080	\$26,334
Outdoor Field Rental	\$674,472	\$681,919	\$694,617	\$699,348	\$724,531
Gate Fees	\$41,580	\$49,140	\$55,440	\$55,440	\$55,440
Parking Fees	\$0	\$0	\$0	\$0	\$0
Food & Beverage	\$112,374	\$137,950	\$153,144	\$157,217	\$157,360
Hotel Rebates	\$0	\$0	\$0	\$0	\$0
Retail	\$29,952	\$36,385	\$40,097	\$40,998	\$41,188
Secondary Revenue	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Total Revenue	\$1,107,378	\$1,176,294	\$1,242,788	\$1,256,123	\$1,289,295
Expenses	Year 1	Year 2	Year 3	Year 4	Year 5
Outdoor Rental Baseball/Softball Tournaments	\$12,960	\$15,390	\$19,206	\$19,206	\$20,166
Outdoor Rental Multi-Purpose Field Tournaments	\$1,260	\$1,830	\$2,145	\$2,508	\$2,633
Outdoor Field Rental	\$3,480	\$3,828	\$4,421	\$4,642	\$5,118
Gate Fees	\$10,395	\$12,285	\$13,860	\$13,860	\$13,860
Parking Fees	\$0	\$0	\$0	\$0	\$0
Food & Beverage	\$0	\$0	\$0	\$0	\$0
Hotel Rebates	\$0	\$0	\$0	\$0	\$0
Retail	\$20,966	\$25,470	\$28,068	\$28,699	\$28,832
Secondary Expense	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
Total Cost of Goods Sold	\$86,561	\$96,303	\$105,201	\$106,415	\$108,110
Gross Margin	\$1,020,817	\$1,079,991	\$1,137,588	\$1,149,708	\$1,181,185
<i>% of Revenue</i>	<i>92%</i>	<i>92%</i>	<i>92%</i>	<i>92%</i>	<i>92%</i>
Facility Expenses (Covered by Existing City Budget)	-	-	-	-	-
Operating Expense	\$81,869	\$75,039	\$78,209	\$79,260	\$81,112
Management Payroll (Covered by Existing City Budget)	-	-	-	-	-
Payroll Taxes/Benefits/Bonus	\$6,255	\$7,482	\$8,885	\$9,136	\$9,581
Total Operating Expenses	\$88,124	\$82,521	\$87,094	\$88,396	\$90,693
EBITDA	\$932,692	\$997,471	\$1,050,494	\$1,061,312	\$1,090,492
<i>% of Revenue</i>	<i>84%</i>	<i>85%</i>	<i>85%</i>	<i>84%</i>	<i>85%</i>

Total Revenue & Expenses - 20-Year Outlook

Total Revenue and Expenses - Year 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Revenue	\$1,107,378	\$1,176,294	\$1,242,788	\$1,256,123	\$1,289,295	\$1,327,974	\$1,367,813	\$1,408,847	\$1,451,113	\$1,494,646
Total Cost of Goods Sold	\$86,561	\$96,303	\$105,201	\$106,415	\$108,110	\$111,353	\$114,694	\$118,134	\$121,678	\$125,329
Gross Margin	\$1,020,817	\$1,079,991	\$1,137,588	\$1,149,708	\$1,181,185	\$1,216,621	\$1,253,119	\$1,290,713	\$1,329,434	\$1,369,317
% of Revenue	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%
Total Operating Expenses	\$88,124	\$82,521	\$87,094	\$88,396	\$90,693	\$92,053	\$93,434	\$94,835	\$96,258	\$97,702
EBITDA	\$932,692	\$997,471	\$1,050,494	\$1,061,312	\$1,090,492	\$1,124,568	\$1,159,685	\$1,195,877	\$1,233,176	\$1,271,615
% of Revenue	84%	85%	85%	84%	85%	85%	85%	85%	85%	85%
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Financial Impact	\$932,692	\$997,471	\$1,050,494	\$1,061,312	\$1,090,492	\$1,124,568	\$1,159,685	\$1,195,877	\$1,233,176	\$1,271,615

Total Revenue and Expenses - Year 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Revenue	\$1,524,539	\$1,555,030	\$1,586,130	\$1,617,853	\$1,650,210	\$1,666,712	\$1,683,379	\$1,700,213	\$1,717,215	\$1,734,387
Total Cost of Goods Sold	\$127,835	\$130,392	\$133,000	\$135,660	\$138,373	\$139,757	\$141,154	\$142,566	\$143,992	\$145,432
Gross Margin	\$1,396,704	\$1,424,638	\$1,453,130	\$1,482,193	\$1,511,837	\$1,526,955	\$1,542,225	\$1,557,647	\$1,573,224	\$1,588,956
% of Revenue	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%
Total Operating Expenses	\$99,167	\$100,655	\$102,165	\$103,697	\$105,253	\$106,831	\$108,434	\$110,060	\$111,711	\$113,387
EBITDA	\$1,297,536	\$1,323,983	\$1,350,966	\$1,378,496	\$1,406,584	\$1,420,124	\$1,433,791	\$1,447,587	\$1,461,512	\$1,475,569
% of Revenue	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Financial Impact	\$1,297,536	\$1,323,983	\$1,350,966	\$1,378,496	\$1,406,584	\$1,420,124	\$1,433,791	\$1,447,587	\$1,461,512	\$1,475,569

Economic Impact

Economic Impact

Number of Events Per Year

	Year 1	Year 2	Year 3	Year 4	Year 5
Baseball/Softball Tournaments	17	20	22	22	22
Multi-Purpose Field Tournaments	9	11	12	12	12
Total Events Per Year	26	31	34	34	34

Per Person Spending By Category

	Amount	% of Total
Lodging/Accommodations	\$37.00	27.9%
Dining/Groceries	\$48.00	36.2%
Transportation	\$8.16	6.2%
Entertainment/Attractions	\$3.84	2.9%
Retail	\$22.56	17.0%
Miscellaneous	\$12.96	9.8%
Total	\$132.52	100%

Economic Impact Drivers

	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Local Days in Market	83,531	105,452	116,269	121,399	121,399
Room Nights	24,995	31,586	34,818	36,408	36,408

Economic Impact

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Direct Spending	\$11,069,561	\$13,974,482	\$15,407,935	\$16,087,762	\$16,087,762
Total Indirect Spending	\$0	\$0	\$0	\$0	\$0
Total Economic Impact	\$11,069,561	\$13,974,482	\$15,407,935	\$16,087,762	\$16,087,762

Tax Revenue Generation

	Year 1	Year 2	Year 3	Year 4	Year 5
County Sales Tax (1% on Spending)	\$110,696	\$139,745	\$154,079	\$160,878	\$160,878
Hotel/Motel Tax (7% on Lodging/Accommodations)	\$194,211	\$245,425	\$270,532	\$282,886	\$282,886

Economic Impact - 20-Year Outlook

Economic Impact Drivers: Years 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Non-Local Days in Market	83,531	105,452	116,269	121,399	121,399	122,613	123,839	125,077	126,328	127,591
Room Nights	24,995	31,586	34,818	36,408	36,408	36,772	37,139	37,511	37,886	38,265

Economic Impact: Years 1-10

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Per Person Spend by Category	\$132.52	\$132.52	\$132.52	\$132.52	\$132.52	\$134.51	\$136.53	\$138.57	\$140.65	\$142.76
Total Economic Impact	\$11,069,561	\$13,974,482	\$15,407,935	\$16,087,762	\$16,087,762	\$16,492,370	\$16,907,153	\$17,332,368	\$17,768,277	\$18,215,149

Economic Impact Drivers: Years 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Non-Local Days in Market	128,867	130,156	131,457	132,772	134,100	135,441	136,795	138,163	139,545	140,940
Room Nights	38,647	39,034	39,424	39,818	40,217	40,619	41,025	41,435	41,849	42,268

Economic Impact: Years 11-20

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Per Person Spend by Category	\$144.90	\$147.08	\$149.28	\$151.52	\$153.79	\$156.10	\$158.44	\$160.82	\$163.23	\$165.68
Total Economic Impact	\$18,673,260	\$19,142,892	\$19,624,336	\$20,117,888	\$20,623,853	\$21,142,543	\$21,674,278	\$22,219,386	\$22,778,203	\$23,351,075

Business Unit Analysis



Baseball/Softball Rental Tournament Revenue & Expenses

Revenue		Mgmt. Assump.	Amount per Activity					Number of Events per Year					Ave.	Year 1	Year 2	Year 3	Year 4	Year 5
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	Participants	Year 1	Year 2	Year 3	Year 4	Year 5
Small Tournament - 4 Fields, 2 Days																		
Team Information													420					
Diamond Field			15 players per team										28					
Rental Fees			\$300	\$300	\$330	\$330	\$347	5	6	6	6	6	8	\$12,000	\$14,400	\$15,840	\$15,840	\$16,632
Spectators			1.5 spectators per player										630					
Medium Tournament - 8 Fields, 2 Days																		
Team Information													840					
Diamond Field			15 players per team										56					
Rental Fees			\$300	\$300	\$330	\$330	\$347	8	9	10	10	10	16	\$38,400	\$43,200	\$52,800	\$52,800	\$55,440
Spectators			1.5 spectators per player										1260					
Large Tournament - 12 Fields, 2.5 Days																		
Team Information													1260					
Diamond Field			15 players per team										84					
Rental Fees			\$300	\$300	\$330	\$330	\$347	4	5	6	6	6	30	\$36,000	\$45,000	\$59,400	\$59,400	\$62,370
Spectators			1.5 spectators per player										1890					
			Non-capacity growth rate															
			Capacity growth rate															
			1.00					17										
			1.10					17										
			1.10					20										
			1.10					22										
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Multi-Purpose Field Rental Tournament Revenue & Expenses

Revenue		Mgmt Assump.		Amount per Activity					Number of Events per Year					Ave.	Year 1	Year 2	Year 3	Year 4	Year 5
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	Participants	Year 1	Year 2	Year 3	Year 4	Year 5
Small Tournament - 6 Fields, 2 Days																			
Team Information	15 players per team													72					
Rental Fees	Daily Rental Rate/Field (Not Including Fields 1-6)	\$300	\$300	\$330	\$330	\$347			4	4	4	4	4	0	\$0	\$0	\$0	\$0	\$0
Spectators	1.5 spectators per player													1620					
Medium Tournament - 8 Fields, 2 Days																			
Team Information	15 players per team													96					
Rental Fees	Daily Rental Rate/Field (Not Including Fields 1-6)	\$300	\$300	\$330	\$330	\$347			3	4	5	4	4	4	\$3,600	\$4,800	\$6,600	\$5,280	\$5,544
Spectators	1.5 spectators per player													2160					
Large Tournament - 12 Fields, 2.5 Days																			
Team Information	15 players per team													144					
Rental Fees	Daily Rental Rate/Field (Not Including Fields 1-6)	\$300	\$300	\$330	\$330	\$347			2	3	3	4	4	15	\$9,000	\$13,500	\$14,850	\$19,800	\$20,790
Spectators	1.5 spectators per player													3240					
Non-capacity growth rate			1.00	1.10	1.00	1.05		9	11	12	12	12							
Capacity growth rate			1.10	1.10	1.10	1.10		9	11	12	12	12							
Area Revenue															\$12,600	\$18,300	\$21,450	\$25,080	\$26,334
Expense		Mgmt. Assump.													Year 1	Year 2	Year 3	Year 4	Year 5
Facility Attendant Staff	10% Rental Fees														\$1,260	\$1,830	\$2,145	\$2,508	\$2,633
Trainer Fees	Pass Through														\$0	\$0	\$0	\$0	\$0
Area Expense															\$1,260	\$1,830	\$2,145	\$2,508	\$2,633
Net Revenue															\$11,340	\$16,470	\$19,305	\$22,572	\$23,701



Outdoor Field Rental Revenue & Expenses

Revenue	Mgmt. Assump.	Price per Session					Number per Session					Sellable Sessions	Year 1	Year 2	Year 3	Year 4	Year 5
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5						
Baseball/Softball Field Rentals																	
Sept. - Oct.	\$/Hour	\$50	\$50	\$55	\$55	\$58	168	185	194	204	214	1	\$8,400	\$9,240	\$10,672	\$11,206	\$12,354
Nov.- Dec.	\$/Hour	\$50	\$50	\$55	\$55	\$58	-	-	-	-	-	1	\$0	\$0	\$0	\$0	\$0
Jan. - Feb.	\$/Hour	\$50	\$50	\$55	\$55	\$58	-	-	-	-	-	1	\$0	\$0	\$0	\$0	\$0
Mar. - Apr.	\$/Hour	\$50	\$50	\$55	\$55	\$58	168	185	194	204	214	1	\$8,400	\$9,240	\$10,672	\$11,206	\$12,354
May - June	\$/Hour	\$50	\$50	\$55	\$55	\$58	248	273	286	301	316	1	\$12,400	\$13,640	\$15,754	\$16,542	\$18,237
July - Aug	\$/Hour	\$50	\$50	\$55	\$55	\$58	248	273	286	301	316	1	\$12,400	\$13,640	\$15,754	\$16,542	\$18,237
Multi-Purpose Field Rentals																	
Sept. - Oct.	\$/Hour	\$50	\$50	\$55	\$55	\$58	140	154	162	170	178	1	\$7,000	\$7,700	\$8,894	\$9,338	\$10,295
Nov.- Dec.	\$/Hour	\$50	\$50	\$55	\$55	\$58	56	62	65	68	71	1	\$2,800	\$3,080	\$3,557	\$3,735	\$4,118
Jan. - Feb.	\$/Hour	\$50	\$50	\$55	\$55	\$58	56	62	65	68	71	1	\$2,800	\$3,080	\$3,557	\$3,735	\$4,118
Mar. - Apr.	\$/Hour	\$50	\$50	\$55	\$55	\$58	140	154	162	170	178	1	\$7,000	\$7,700	\$8,894	\$9,338	\$10,295
May - June	\$/Hour	\$50	\$50	\$55	\$55	\$58	84	92	97	102	107	1	\$4,200	\$4,620	\$5,336	\$5,603	\$6,177
July - Aug	\$/Hour	\$50	\$50	\$55	\$55	\$58	84	92	97	102	107	1	\$4,200	\$4,620	\$5,336	\$5,603	\$6,177
Tenant Field Rentals																	
Soccer Field Rental (Fields 1-6)	\$/Year												\$600,000	\$600,000	\$600,000	\$600,000	\$615,000
Soccer Field Utilities and Maintenance	\$/Year												\$0	\$0	\$0	\$0	\$0
Baseball/Softball Field Rental (Fields 7-12)	\$/Year												\$0	\$0	\$0	\$0	\$0
Baseball/Softball Field Utilities and Maintenance	\$/Year																
Field Light Usage Charge	\$/Hour	\$10	\$10	\$11	\$11	\$12	487	536	563	591	620	1	\$4,872	\$5,359	\$6,190	\$6,499	\$7,166
	Non-capacity growth rate		1.00	1.10	1.00	1.05		1.10	1.05	1.05	1.05						
	Capacity growth rate		1.10	1.10	1.10	1.10		1.00	1.00	1.00	1.00						
Area Revenue													\$674,472	\$681,919	\$694,617	\$699,348	\$724,531
Expense	Mgmt Assump.												Year 1	Year 2	Year 3	Year 4	Year 5
Supervision/Maintenance Staff	5% Rev (Excludes Tenant Rental)												\$3,480	\$3,828	\$4,421	\$4,642	\$5,118
Area Expense													\$3,480	\$3,828	\$4,421	\$4,642	\$5,118
Net Revenue													\$670,992	\$678,091	\$690,195	\$694,705	\$719,412



Gate Fees Revenue & Expenses

Event Type	Tournament Pass	Gate Fee	Number of Events per Year					Daily Attendees (Non-Athletes)	Year 1	Year 2	Year 3	Year 4	Year 5
			Year 1	Year 2	Year 3	Year 4	Year 5						
In-House Baseball - Small	1	\$10.00	-	-	-	-	-	630	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Medium	1	\$10.00	-	-	-	-	-	1260	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Large	1	\$10.00	-	-	-	-	-	1890	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Extra Large	1	\$15.00	-	-	-	-	-	2520	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Large Summer	1	\$25.00	-	-	-	-	-	1260	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Extra Large Summer	1	\$25.00	-	-	-	-	-	1890	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Small	1	\$10.00	5	6	6	6	6	630	\$31,500	\$37,800	\$37,800	\$37,800	\$37,800
Rental Baseball - Medium	1	\$10.00	8	9	10	10	10	1260	\$100,800	\$113,400	\$126,000	\$126,000	\$126,000
Rental Baseball - Large	1	\$10.00	4	5	6	6	6	1890	\$75,600	\$94,500	\$113,400	\$113,400	\$113,400
Rental Baseball - Extra Large	1	\$15.00	-	-	-	-	-	2520	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Large Summer	1	\$25.00	-	-	-	-	-	1260	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Extra Large Summer	1	\$25.00	-	-	-	-	-	1890	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Small	1	\$0.00	-	-	-	-	-	1620	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Medium	1	\$0.00	-	-	-	-	-	2160	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Large	1	\$0.00	-	-	-	-	-	3240	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Extra Large	1	\$0.00	-	-	-	-	-	4320	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Small	1	\$0.00	4	4	4	4	4	1620	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Medium	1	\$0.00	3	4	5	4	4	2160	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Large	1	\$0.00	2	3	3	4	4	3240	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Extra Large	1	\$0.00	-	-	-	-	-	4320	\$0	\$0	\$0	\$0	\$0
Gate Fee Reduction of Revenue (Rental)	80% to Rights Holder								(\$166,320)	(\$196,560)	(\$221,760)	(\$221,760)	(\$221,760)
Child Gate Fee Discount (In-House)	25% Reduction of Revenue								\$0	\$0	\$0	\$0	\$0
			26	31	34	34	34						
Area Revenue									\$41,580	\$49,140	\$55,440	\$55,440	\$55,440
Expense	Mgmt. Assump.								Year 1	Year 2	Year 3	Year 4	Year 5
Gate Staff	\$0.25 Per Sale								\$5,198	\$6,143	\$6,930	\$6,930	\$6,930
Gate Ticket Cost	\$0.25 Per Ticket								\$5,198	\$6,143	\$6,930	\$6,930	\$6,930
Area Expense									\$10,395	\$12,285	\$13,860	\$13,860	\$13,860
Net Revenue									\$31,185	\$36,855	\$41,580	\$41,580	\$41,580



Parking Revenue & Expenses

Event Type	Event Days	Parking Fee	Number of Events per Year					Daily Attendees	Daily Cars	Year 1	Year 2	Year 3	Year 4	Year 5
			Year 1	Year 2	Year 3	Year 4	Year 5							
In-House Baseball - Small	2	\$0.00	-	-	-	-	-	1050	263	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Medium	2	\$0.00	-	-	-	-	-	2100	525	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Large	2.5	\$0.00	-	-	-	-	-	3150	788	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Extra Large	2.5	\$0.00	-	-	-	-	-	4200	1050	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Large Summer	5	\$0.00	-	-	-	-	-	2100	525	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Extra Large Summer	5	\$0.00	-	-	-	-	-	3150	788	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Small	2	\$0.00	5	6	6	6	6	1050	263	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Medium	2	\$0.00	8	9	10	10	10	2100	525	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Large	2.5	\$0.00	4	5	6	6	6	3150	788	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Extra Large	2.5	\$0.00	-	-	-	-	-	4200	1050	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Large Summer	5	\$0.00	-	-	-	-	-	2100	525	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Extra Large Summer	5	\$0.00	-	-	-	-	-	3150	788	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Small	2	\$0.00	-	-	-	-	-	2700	675	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Medium	2	\$0.00	-	-	-	-	-	3600	900	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Large	2.5	\$0.00	-	-	-	-	-	5400	1350	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Extra Large	2.5	\$0.00	-	-	-	-	-	7200	1800	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Small	2	\$0.00	4	4	4	4	4	2700	675	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Medium	2	\$0.00	3	4	5	4	4	3600	900	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Large	2.5	\$0.00	2	3	3	4	4	5400	1350	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Extra Large	2.5	\$0.00	-	-	-	-	-	7200	1800	\$0	\$0	\$0	\$0	\$0
			26	31	34	34	34							
Area Revenue										\$0	\$0	\$0	\$0	\$0
Expense	Mgmt. Assump.		Year 1		Year 2		Year 3		Year 4		Year 5			
Parking Attendants	20% Gross Revenue		\$0		\$0		\$0		\$0		\$0		\$0	
Parking Passes	2.5% Gross Revenue		\$0		\$0		\$0		\$0		\$0		\$0	
Area Expense										\$0	\$0	\$0	\$0	\$0
Net Revenue										\$0	\$0	\$0	\$0	\$0

Food & Beverage Revenue & Expenses

Revenue		Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Concessions Sales			\$112,374	\$137,950	\$153,144	\$157,217	\$157,360
Area Revenue			\$112,374	\$137,950	\$153,144	\$157,217	\$157,360
Expense		Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Concession Revenue Share	Responsibility of Concessionaire		\$0	\$0	\$0	\$0	\$0
Concessions Wages	Responsibility of Concessionaire		\$0	\$0	\$0	\$0	\$0
Area Expense			\$0	\$0	\$0	\$0	\$0
Net Revenue			\$112,374	\$137,950	\$153,144	\$157,217	\$157,360



Hotel Rebates

Revenue	Mgmt. Assump.	Nights Per Event	Rebate Rate	Number of Events per Year					# Non-Local Participants	# Non-Local Fans	Hotel Rooms/Night	Year 1	Year 2	Year 3	Year 4	Year 5
				Year 1	Year 2	Year 3	Year 4	Year 5								
In-House Baseball - Small	30% non-local attendance	2	\$0	-	-	-	-	-	126	189	105	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Medium	35% non-local attendance	2	\$0	-	-	-	-	-	294	441	245	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Large	45% non-local attendance	2.5	\$0	-	-	-	-	-	567	851	473	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Extra Large	75% non-local attendance	2.5	\$0	-	-	-	-	-	1260	1890	1050	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Large Summer	80% non-local attendance	5	\$0	-	-	-	-	-	672	1008	560	\$0	\$0	\$0	\$0	\$0
In-House Baseball - Extra Large Summer	85% non-local attendance	5	\$0	-	-	-	-	-	1071	1607	893	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Small	30% non-local attendance	2	\$0	5	6	6	6	6	126	189	105	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Medium	35% non-local attendance	2	\$0	8	9	10	10	10	294	441	245	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Large	45% non-local attendance	2.5	\$0	4	5	6	6	6	567	851	473	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Extra Large	75% non-local attendance	2.5	\$0	-	-	-	-	-	1260	1890	1050	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Large Summer	80% non-local attendance	5	\$0	-	-	-	-	-	672	1008	560	\$0	\$0	\$0	\$0	\$0
Rental Baseball - Extra Large Summer	85% non-local attendance	5	\$0	-	-	-	-	-	1071	1607	893	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Small	60% non-local attendance	2	\$0	-	-	-	-	-	648	972	540	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Medium	65% non-local attendance	2	\$0	-	-	-	-	-	936	1404	780	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Large	70% non-local attendance	2.5	\$0	-	-	-	-	-	1512	2268	1260	\$0	\$0	\$0	\$0	\$0
In-House Multi-Purpose Field - Extra Large	80% non-local attendance	2.5	\$0	-	-	-	-	-	2304	3456	1920	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Small	60% non-local attendance	2	\$0	4	4	4	4	4	648	972	540	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Medium	65% non-local attendance	2	\$0	3	4	5	4	4	936	1404	780	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Large	70% non-local attendance	2.5	\$0	2	3	3	4	4	1512	2268	1260	\$0	\$0	\$0	\$0	\$0
Rental Multi-Purpose Field - Extra Large	80% non-local attendance	2.5	\$0	-	-	-	-	-	2304	3456	1920	\$0	\$0	\$0	\$0	\$0
Unredeemed Rebates	33% Reduction of Revenue											\$0	\$0	\$0	\$0	\$0
Area Revenue				26	31	34	34	34				\$0	\$0	\$0	\$0	\$0
												Year 1	Year 2	Year 3	Year 4	Year 5
Expense												\$0	\$0	\$0	\$0	\$0
Area Expense												\$0	\$0	\$0	\$0	\$0
												Year 1	Year 2	Year 3	Year 4	Year 5
Net Revenue												\$0	\$0	\$0	\$0	\$0

Retail Revenue & Expenses

Revenue		Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Retail Sales			\$29,952	\$36,385	\$40,097	\$40,998	\$41,188
Area Revenue			\$29,952	\$36,385	\$40,097	\$40,998	\$41,188
Expense		Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Retail Product Cost	55% Gross Revenue		\$16,474	\$20,012	\$22,054	\$22,549	\$22,654
Retail Wages	15% Gross Revenue		\$4,493	\$5,458	\$6,015	\$6,150	\$6,178
Area Expense			\$20,966	\$25,470	\$28,068	\$28,699	\$28,832
Net Revenue			\$8,986	\$10,916	\$12,029	\$12,299	\$12,356

Secondary Revenue Areas

Revenue		Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Advertisement/Sponsorship Income			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Area Revenue			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Expense		Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Sponsorship COGS	25% Revenue		\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
Area Expense			\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
Net Revenue			\$112,500	\$112,500	\$112,500	\$112,500	\$112,500

Overhead Expenses

Facility Expenses

Indoor Building

Expense	Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Janitorial Expenses	Covered by Existing City Budget	-	-	-	-	-
Safety Supplies	Covered by Existing City Budget	-	-	-	-	-
Maintenance & Repairs	Covered by Existing City Budget	-	-	-	-	-
Utility Expense	Covered by Existing City Budget	-	-	-	-	-
Total Indoor Facility Expense		-	-	-	-	-

Outdoor Facility

Expense	Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Turf Field Maintenance and Labor	Covered by Existing City Budget	-	-	-	-	-
Field Painting/Striping Supplies and Labor	Covered by Existing City Budget	-	-	-	-	-
Grounds Maintenance, Labor, and Lighting	Covered by Existing City Budget	-	-	-	-	-
Field Lighting	Covered by Existing City Budget	-	-	-	-	-
Total Outdoor Facility Expense		-	-	-	-	-
Total Facility Expense		-	-	-	-	-

Operating Expenses

Expense	Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
Accounting Fees	Covered by Existing City Budge	-	-	-	-	-
Bank Service Charges	Misc. Banking Fees	\$19,148	\$20,526	\$21,856	\$22,122	\$22,786
Communications	IT/Phone/Cable/Internet	\$15,000	\$15,225	\$15,453	\$15,685	\$15,920
Dues/Subscriptions		\$500	\$508	\$515	\$523	\$531
Employee Uniforms		\$1,500	\$1,000	\$1,015	\$1,030	\$1,046
Marketing and Advertising		\$28,721	\$20,526	\$21,856	\$22,122	\$22,786
Insurance	Covered by Existing City Budge	-	-	-	-	-
Legal Fees	Covered by Existing City Budge	-	-	-	-	-
Licenses, Permits	Food Licenses, etc.	\$1,500	\$1,523	\$1,545	\$1,569	\$1,592
National Management & Marketing Service	TBD	\$0	\$0	\$0	\$0	\$0
National Management Travel	TBD	\$0	\$0	\$0	\$0	\$0
Office Supplies		\$3,000	\$3,045	\$3,091	\$3,137	\$3,184
Real Estate Tax	Public Ownership	\$0	\$0	\$0	\$0	\$0
Software		\$7,500	\$7,613	\$7,727	\$7,843	\$7,960
Travel and Education		\$5,000	\$5,075	\$5,151	\$5,228	\$5,307
Total Operating Expenses		\$81,869	\$75,039	\$78,209	\$79,260	\$81,112



Management Payroll Summary

Management Position	Mgmt. Assump.	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	Covered by Existing City Budget	-	-	-	-	-
Marketing & Business Development Director	Covered by Existing City Budget	-	-	-	-	-
Outdoor Facility Manager	Covered by Existing City Budget	-	-	-	-	-
Food Service Manager	Responsibility of Concessionaire	-	-	-	-	-
Finance Manager	Covered by Existing City Budget	-	-	-	-	-
Admin Support	Covered by Existing City Budget	-	-	-	-	-
Total Management Payroll		\$0	\$0	\$0	\$0	\$0



Payroll Summary

Total Payroll Summary		Mgmt. Assump.	Pre-Open	Year 1	Year 2	Year 3	Year 4	Year 5
Staff	Outdoor Rental Baseball/Softball Tournament Staff	1 month prior	\$720	\$8,640	\$10,260	\$12,804	\$12,804	\$13,444
Staff	Outdoor Multi-Purpose Tournament Staff	1 month prior	\$105	\$1,260	\$1,830	\$2,145	\$2,508	\$2,633
Staff	Outdoor Field Rental Staff	1 month prior	\$290	\$3,480	\$3,828	\$4,421	\$4,642	\$5,118
Staff	Food & Beverage Staff	1 month prior	\$0	\$0	\$0	\$0	\$0	\$0
Staff	Retail Staff	1 month prior	\$374	\$4,493	\$5,458	\$6,015	\$6,150	\$6,178
Subtotal Sport Admin Staff			\$1,489	\$17,873	\$21,376	\$25,385	\$26,104	\$27,374
Payroll Subtotal			\$1,489	\$17,873	\$21,376	\$25,385	\$26,104	\$27,374
Payroll Service/Taxes/Benefits		35% of Payroll	\$521	\$6,255.48	\$7,482	\$8,885	\$9,136	\$9,581
Payroll Taxes/Benefits/Bonus Totals			\$521	\$6,255	\$7,482	\$8,885	\$9,136	\$9,581
Total Payroll				\$24,128	\$28,857	\$34,270	\$35,241	\$36,955

Supplemental Analyses



Facility Utilization Summary

Outdoor Multi-Purpose Field Utilization	Annual Utilization				
	Annual %	Annual %	Annual %	Annual %	Annual %
Sport	Year1	Year2	Year3	Year4	Year5
Multi-Purpose Field Tournaments	12.09%	15.66%	16.90%	17.98%	17.98%
Baseball/Softball Tournaments	14.26%	16.98%	18.76%	18.76%	18.76%
Field Rental	7.57%	8.32%	8.74%	9.18%	9.63%
Total Field Utilization	33.92%	40.96%	44.40%	45.92%	46.38%
Number of Fields	6				
Maximum Field Time/Year (Hours)	12,900				
Maximum Field Time/Session (Hours)	2,150				
Day	Prime Hours	Game Hours			
Monday	5:00pm-9:00pm	4			
Tuesday	5:00pm-9:00pm	4			
Wednesday	5:00pm-9:00pm	4			
Thursday	5:00pm-9:00pm	4			
Friday	5:00pm-9:00pm	4			
Saturday	8:00am - 9:00pm	13			
Sunday	11:00am - 9:00pm	10			
		43			

Outdoor Multi-Purpose Field Utilization	Busiest Session Utilization (Fall)				
	Session %	Session %	Session %	Session %	Session %
Sport	Year1	Year2	Year3	Year4	Year5
Multi-Purpose Field Tournaments	22.33%	22.33%	22.33%	22.33%	22.33%
Baseball/Softball Tournaments	42.79%	46.05%	49.30%	49.30%	49.30%
Field Rental	10.42%	11.46%	12.03%	12.64%	13.27%
Total Field Utilization	75.53%	79.83%	83.66%	84.26%	84.89%

GRIMESPLEX DONTATION		
Construction Costs		
	Land	\$ -
	Site Development	\$ 8,378,474.00
	Turf Fields	\$ 9,638,893.00
	Design and Contingency	\$ 1,476,806.00
	Total	\$ 19,494,173.00
Donation		
	Capital Gift	\$ 12,000,000.00
	Land	\$ -
	Total	\$ 12,000,000.00
	Construction GAP	\$ 7,494,173.00
FFE Budget		
	Baseball/Softball	\$ 2,340,973.00
	Soccer	\$ 721,224.00
	Furniture and Fixtures	\$ 424,966.00
	Contingency	\$ 110,892.00
	Total	\$ 3,598,055.00
Operating Proforma		
	Annual Operating Revenue	\$ 1,158,501.00
	Annual Operating Expenses Not Covered by Park and Rec Budget	\$ 170,671.00
	Annual Net Revenue	\$ 987,830.00
Debt Service Schedule	Principal	\$ 8,000,000.00
	Cost of Issuance	\$ 540,000.00
	Total	\$ 8,540,000.00
	Annual Debt Service	\$ 652,245.00
Net Revenue Less Debt Service		\$ 335,585.00

City of Grimes, Iowa

Projection of G.O. Debt Capacity

EXHIBIT 1

Valuation Growth & Debt Limit Assumptions	
Valuation Growth	12.93%
Legal Debt Limit	5.00%
Effective Limit	85%

	Effective Limit 85%							Paid by Taxes/TIF	Paid by Taxes/TIF	Paid by Enterprise	Paid by Taxes/TIF	Paid by LOST	Paid by Taxes/TIF	Paid by Taxes/TIF	Paid by LOST	Paid by Taxes/TIF	Paid by Taxes/TIF			
Beginning of the Fiscal Year	100% Valuation	Valuation Growth	Gross Debt Limit	Effective Debt Limit	Existing GO Bonds	Rebate Agrmnts	Total Existing GO Debt	GO CIP 2022A	GO CIP 2023A	GrimesPlex	GO CIP 2024A	Fire Station	GO CIP 2025A	GO CIP 2026A	Trails	GO CIP 2027A	GO CIP Future	TOTAL GO DEBT	Available Effective Capacity	Percent Debt/ Legal Debt Limit
										GO UR 2023B		GO LOST 2024B			GO LOST 2026B					
2017 - 2018	1,076,275,312	10.25%	53,813,766	45,741,701	33,650,000	300,000	34,530,000										0	34,530,000	11,211,701	64.17%
2018 - 2019	1,262,975,249	17.35%	63,148,762	53,676,448	31,530,000	338,818	32,228,818										0	32,228,818	21,447,630	51.04%
2019 - 2020	1,393,132,615	10.31%	69,656,631	59,208,136	33,960,000	1,352,601	35,452,601										0	35,452,601	23,755,535	50.90%
2020 - 2021	1,635,685,383	17.41%	81,784,269	69,516,629	39,925,000	2,115,190	42,040,190										0	42,040,190	27,476,439	51.40%
2021 - 2022	1,756,537,561	7.39%	87,826,878	74,652,846	48,230,000	3,437,818	51,667,818	6,955,000									0	58,622,818	16,030,029	66.75%
2022 - 2023	2,017,724,855	14.87%	100,886,243	85,753,306	44,685,000	4,378,027	49,063,027	6,955,000	11,340,000	8,665,000							0	76,023,027	9,730,279	75.36%
2023 - 2024	2,278,616,679	12.93%	113,930,834	96,841,209	40,830,000	9,487,967	50,317,967	6,480,000	11,340,000	8,665,000	16,390,000	4,595,000					0	97,787,967	(946,758)	85.83%
2024 - 2025	2,573,241,815	12.93%	128,662,091	109,362,777	37,090,000	9,614,806	46,704,806	6,090,000	10,805,000	8,665,000	16,390,000	4,595,000	10,175,000				0	103,424,806	5,937,971	80.38%
2025 - 2026	2,905,961,982	12.93%	145,298,099	123,503,384	33,965,000	8,842,323	42,807,323	5,690,000	10,175,000	8,275,000	15,615,000	4,415,000	10,175,000	11,590,000	5,100,000		0	113,842,323	9,661,061	78.35%
2026 - 2027	3,281,702,866	12.93%	164,085,143	139,472,372	30,820,000	8,584,908	39,404,908	5,280,000	9,530,000	7,875,000	14,920,000	4,230,000	9,220,000	11,590,000	5,100,000	18,495,000	0	125,644,908	13,827,464	76.57%
2027 - 2028	3,706,027,047	12.93%	185,301,352	157,506,149	27,345,000	5,336,586	32,681,586	4,860,000	8,865,000	7,465,000	14,205,000	4,040,000	8,695,000	10,635,000	4,920,000	18,495,000	10,175,000	125,036,586	32,469,563	67.48%
2028 - 2029	4,185,216,344	12.93%	209,260,817	177,871,695	23,800,000	2,818,586	26,618,586	4,430,000	8,180,000	7,040,000	13,470,000	3,845,000	8,150,000	10,210,000	4,735,000	16,761,920	20,350,000	123,790,506	54,081,189	59.16%
2029 - 2030	4,726,364,817	12.93%	236,318,241	200,870,505	20,225,000	2,818,586	23,043,586	3,990,000	7,475,000	6,605,000	12,710,000	3,645,000	7,590,000	9,770,000	4,545,000	15,336,993	30,000,000	124,710,579	76,159,926	52.77%
2030 - 2031	5,337,483,788	12.93%	266,874,189	226,843,061	16,575,000	2,818,586	19,393,586	3,540,000	6,750,000	6,155,000	11,925,000	3,440,000	7,015,000	9,315,000	4,350,000	13,914,132	39,110,000	124,907,718	101,935,343	46.80%
2031 - 2032	6,027,620,442	12.93%	301,381,022	256,173,869	12,825,000	2,818,586	15,643,586	3,080,000	6,000,000	5,690,000	11,115,000	3,225,000	6,420,000	8,845,000	4,150,000	12,489,761	47,660,000	124,318,347	131,855,522	41.25%
2032 - 2033	6,806,991,765	12.93%	340,349,588	289,297,150	9,285,000	2,818,586	12,103,586	2,605,000	5,230,000	5,210,000	10,280,000	3,005,000	5,805,000	8,360,000	3,940,000	11,065,515	55,635,000	123,239,101	166,058,049	36.21%
2033 - 2034	7,687,135,801	12.93%	384,356,790	326,703,272	6,010,000	2,818,586	8,828,586	2,115,000	4,435,000	4,715,000	9,415,000	2,780,000	5,170,000	7,855,000	3,725,000	9,643,084	63,015,000	121,696,670	205,006,602	31.66%
2034 - 2035	8,681,082,460	12.93%	434,054,123	368,946,005	3,990,000	2,541,333	6,531,333	1,610,000	3,610,000	4,200,000	8,520,000	2,545,000	4,510,000	7,335,000	3,500,000	8,219,053	69,780,000	120,360,386	248,585,619	27.73%

City of Grimes, Iowa
Financial Planning for Capital Projects
Projection of Tax Levies & Tax Rate Impact

EXHIBIT 2

Tax Valuation Growth	
Estimated	13.00%

CIP Year:	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY2029+
Par:	\$7.0M	\$11.3M	\$16.4M	\$10.2M	\$11.6M	\$18.5M	\$10.2M
Projects:	\$6.9M	\$11.1M	\$16.2M	\$10.0M	\$11.4M	\$18.2M	\$10.0M

Fiscal Year Payable	Total Tax Valuation	Taxable Growth	Levy Rate / \$1,000	Current Taxes Levied	D/S ABATEMENTS			Other Income	Total Revenues	Existing GO Debt Service	GO CIP	GO CIP	GO CIP	GO CIP	GO CIP	GO CIP	Future Years	Other / Fiscal Fees	Total Uses	Surplus (Deficit)	Ending Balance
					Road Use Tax	TIF	LOSST				2022B	2023A	2024A	2025A	2026A	2027A					
2017 - 2018	689,907,444	11.2%	2.19688	1,515,644	83,245	1,772,574		708,570	4,080,033	2,990,856							0	237,039	3,227,895	852,138	3,679,922
2018 - 2019	800,826,244	16.1%	2.24598	1,798,640	83,245	1,165,000		1,161,530	4,208,415	3,312,148							0	3,418,565	6,730,713	(2,522,298)	1,157,624
2019 - 2020	900,478,101	12.4%	2.16097	1,945,906		1,554,892		84,331	3,585,129	3,496,819							0	1,129	3,497,948	87,181	1,244,805
2020 - 2021	1,041,846,752	15.7%	2.31430	2,411,146		1,801,768		110,814	4,323,728	4,827,455							0	3,750	4,831,205	(507,477)	737,328
2021 - 2022	1,140,822,644	9.5%	2.18408	2,491,648		2,088,365	237,103	0	4,817,116	4,858,623							0	3,750	4,862,373	(45,257)	692,071
2022 - 2023	1,287,964,004	12.9%	2.40000	3,091,114		2,417,140	253,150	0	5,761,404	5,087,430	679,570						0	3,750	5,770,750	(9,346)	682,725
2023 - 2024	1,455,399,325	13.0%	2.40000	3,492,958		2,302,521	256,150		6,051,630	4,861,193	285,237	939,768					0	3,750	6,089,947	(38,318)	644,407
2024 - 2025	1,644,601,237	13.0%	2.50000	4,111,503		1,942,084	253,650		6,307,237	4,137,818	286,181	495,637	1,428,274				0	3,750	6,351,659	(44,422)	599,985
2025 - 2026	1,858,399,397	13.0%	2.50000	4,645,998		1,903,459	255,900		6,805,357	4,062,818	286,801	494,852	639,285	1,346,408			0	3,750	6,833,914	(28,556)	571,429
2026 - 2027	2,099,991,319	13.0%	2.50000	5,249,978		2,020,559	252,650		7,523,187	4,293,768	287,086	496,016	639,451	430,687	1,456,729		0	3,750	7,607,485	(84,298)	487,131
2027 - 2028	2,372,990,191	13.0%	2.50000	5,932,475		2,000,311	254,150		8,186,937	4,254,773	287,025	496,540	638,940	432,996	429,599	1,733,080	0	3,750	8,276,702	(89,765)	397,366
2028 - 2029	2,681,478,915	13.0%	2.20613	5,915,689		1,958,705	255,150		8,129,544	4,172,560	286,650	496,402	640,231	432,212	430,426	712,464	954,850	3,750	8,129,544	0	397,366
2029 - 2030	3,030,071,174	13.0%	2.09789	6,356,763		1,942,030	255,650		8,554,443	4,139,710	285,908	495,650	640,723	430,892	430,776	711,431	1,415,603	3,750	8,554,443	0	397,366
2030 - 2031	3,423,980,427	13.0%	1.99363	6,826,144		1,948,358	252,650		9,027,152	4,149,366	284,900	496,695	640,467	431,520	430,632	712,186	1,877,636	3,750	9,027,152	0	397,366
2031 - 2032	3,869,097,883	13.0%	1.84311	7,131,185		1,795,771	256,500		9,183,455	3,848,041	286,167	494,620	639,359	431,553	430,025	712,123	2,337,816	3,750	9,183,455	0	397,366
2032 - 2033	4,372,080,607	13.0%	1.69719	7,420,254		1,623,191	252,200		9,295,645	3,498,581	287,065	494,569	640,081	430,914	431,392	711,216	2,798,078	3,750	9,295,645	0	397,366
2033 - 2034	4,940,451,086	13.0%	1.45958	7,210,992		951,825	252,900		8,415,717	2,156,550	287,215	496,333	640,116	432,238	429,751	712,016	3,257,749	3,750	8,415,717	0	397,366
2034 - 2035	5,582,709,728	13.0%	1.37480	7,675,129		954,813	253,500		8,883,442	2,163,125	286,812	496,689	639,319	432,990	430,235	711,827	3,718,696	3,750	8,883,442	0	397,366

City of Grimes, Iowa

Proposed General Obligation Corporate Purpose Bonds, Series 2022A (FY2023 CIP)

EXHIBIT 3

Total Not To Exceed Amount => \$7,305,000

SOURCES & USES	
SOURCES	
Par Amount of Bonds	6,955,000.00
Accrued Interest	0.00
Premium/Discount	0.00

Total Sources	6,955,000.00
USES	
Deposit to Construction Account	6,850,000.00
Debt Service Reserve Fund	
Capitalized Interest Account	0.00
Municipal Bond Insurance	0.00
Underwriters' Discount (\$7.00 per bond)	48,685.00
Costs of Issuance	53,000.00
Accrued Interest	0.00
Rounding Amount	3,315.00

Total Uses	6,955,000.00
ASSUMPTIONS	
Dated Date	5/1/2022
Delivery Date	5/1/2022
First Interest Date	12/1/2022
YIELD CALCULATIONS	
Arbitrage Yield	2.94091%
TIC	3.03750%
AIC	3.14377%
Average Life	8.48 Years

FY 2022-23 Projects Financed:	
Streets, Traffic Signals, Patching, etc.	\$3,900,000
Parks, Splashpad, Sports Complx Light, etc.	1,200,000
Trails	200,000
Water Main Replacement	0
Sanitary Sewer	750,000
Stormwater	0
City Facilities & Other	500,000
Equipment	300,000

	\$6,850,000

CIP (50% D/S and 50% TIF)						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2022			110,153	110,153		0
1.1 6/1/2023	475,000	1.760%	94,417	569,417		679,570
12/1/2023			90,237	90,237		0
2.1 6/1/2024	390,000	2.080%	90,237	480,237		570,474
12/1/2024			86,181	86,181		0
3.1 6/1/2025	400,000	2.190%	86,181	486,181		572,362
12/1/2025			81,801	81,801		0
4.1 6/1/2026	410,000	2.300%	81,801	491,801		573,602
12/1/2026			77,086	77,086		0
5.1 6/1/2027	420,000	2.410%	77,086	497,086		574,172
12/1/2027			72,025	72,025		0
6.1 6/1/2028	430,000	2.500%	72,025	502,025		574,050
12/1/2028			66,650	66,650		0
7.1 6/1/2029	440,000	2.610%	66,650	506,650		573,300
12/1/2029			60,908	60,908		0
8.1 6/1/2030	450,000	2.670%	60,908	510,908		571,816
12/1/2030			54,900	54,900		0
9.1 6/1/2031	460,000	2.710%	54,900	514,900		569,801
12/1/2031			48,667	48,667		0
10.1 6/1/2032	475,000	2.780%	48,667	523,667		572,335
12/1/2032			42,065	42,065		0
11.1 6/1/2033	490,000	3.000%	42,065	532,065		574,130
12/1/2033			34,715	34,715		0
12.1 6/1/2034	505,000	3.130%	34,715	539,715		574,430
12/1/2034			26,812	26,812		0
13.1 6/1/2035	520,000	3.200%	26,812	546,812		573,623
12/1/2035			18,492	18,492		0
14.1 6/1/2036	535,000	3.230%	18,492	553,492		571,983
12/1/2036			9,851	9,851		0
15.1 6/1/2037	555,000	3.550%	9,851	564,851		574,703
12/1/2037			0	0		0
16.1 6/1/2038		3.620%	0	0		0
12/1/2038			0	0		0
17.1 6/1/2039		3.640%	0	0		0
12/1/2039			0	0		0
18.1 6/1/2040		3.660%	0	0		0
12/1/2040			0	0		0
19.1 6/1/2041		3.680%	0	0		0
12/1/2041						
20.1 6/1/2042						
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	6,955,000		1,745,345	8,700,345		8,700,345
Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ Ann App pricing + 50 bps timing						

City of Grimes, Iowa

EXHIBIT 4

Proposed General Obligation Corporate Purpose Bonds, Series 2023A (FY2024 CIP)

			CIP (50% D/S and 50% TIF)					
SOURCES & USES			DEBT SERVICE SCHEDULE					
SOURCES							Debt Service	Annual Debt Service
			Date	Principal	Coupon	Interest		
Par Amount of Bonds	11,340,000.00		12/1/2023			217,952	217,952	0
Accrued Interest	0.00		6/1/2024	535,000	2.310%	186,816	721,816	939,768
Premium/Discount	0.00	1.1	12/1/2024			180,637	180,637	0
Total Sources	11,340,000.00	2.1	6/1/2025	630,000	2.630%	180,637	810,637	991,274
			12/1/2025			172,352	172,352	0
USES		3.1	6/1/2026	645,000	2.740%	172,352	817,352	989,705
			12/1/2026			163,516	163,516	0
Deposit to Construction Account	11,130,000.00	4.1	6/1/2027	665,000	2.850%	163,516	828,516	992,032
Debt Service Reserve Fund			12/1/2027			154,040	154,040	0
Capitalized Interest Account	0.00	5.1	6/1/2028	685,000	2.960%	154,040	839,040	993,079
Municipal Bond Insurance	0.00		12/1/2028			143,902	143,902	0
Underwriters' Discount (\$12.00 per bond)	136,080.00	6.1	6/1/2029	705,000	3.050%	143,902	848,902	992,803
Costs of Issuance	70,500.00		12/1/2029			133,150	133,150	0
Accrued Interest	0.00	7.1	6/1/2030	725,000	3.160%	133,150	858,150	991,301
Rounding Amount	3,420.00		12/1/2030			121,695	121,695	0
Total Uses	11,340,000.00	8.1	6/1/2031	750,000	3.220%	121,695	871,695	993,391
			12/1/2031			109,620	109,620	0
ASSUMPTIONS		9.1	6/1/2032	770,000	3.260%	109,620	879,620	989,241
			12/1/2032			97,069	97,069	0
Dated Date	5/1/2023	10.1	6/1/2033	795,000	3.330%	97,069	892,069	989,139
Delivery Date	5/1/2023		12/1/2033			83,833	83,833	0
First Interest Date	12/1/2023	11.1	6/1/2034	825,000	3.550%	83,833	908,833	992,665
			12/1/2034			69,189	69,189	0
		12.1	6/1/2035	855,000	3.680%	69,189	924,189	993,378
			12/1/2035			53,457	53,457	0
		13.1	6/1/2036	885,000	3.750%	53,457	938,457	991,914
			12/1/2036			36,863	36,863	0
		14.1	6/1/2037	920,000	3.780%	36,863	956,863	993,726
			12/1/2037			19,475	19,475	0
Arbitrage Yield	3.49782%	15.1	6/1/2038	950,000	4.100%	19,475	969,475	988,950
TIC	3.66425%		12/1/2038			0	0	0
AIC	3.75160%		6/1/2039		4.170%	0	0	0
Average Life	8.72 Years	16.1	12/1/2039			0	0	0
		17.1	6/1/2040		4.190%	0	0	0
			12/1/2040			0	0	0
		18.1	6/1/2041		4.210%	0	0	0
			12/1/2041			0	0	0
		19.1	6/1/2042		4.230%	0	0	0
			12/1/2042					
		20.1	6/1/2043					
				11,340,000		3,482,362	14,822,362	14,822,362
			Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 105 bps timing					

City of Grimes, Iowa

Proposed General Obligation Corporate Purpose Bonds, Series 2023A (GrimesPlex)

EXHIBIT 5

SOURCES & USES		GrimesPlex (100% TIF)						
SOURCES		DEBT SERVICE SCHEDULE						
		Date	Principal	Coupon	Interest	Debt Service	Capitalized Interest	Annual Debt Service
Par Amount of Bonds	8,665,000.00	12/1/2023			183,296	183,296	(183,296)	0
Accrued Interest	0.00	6/1/2024	0	2.310%	157,111	157,111	(157,111)	0
Premium/Discount	0.00	12/1/2024			157,111	157,111	(157,111)	0
Total Sources	8,665,000.00	6/1/2025	0	2.630%	157,111	157,111		157,111
USES		12/1/2025			157,111	157,111		0
Deposit to Construction Account	8,000,000.00	6/1/2026	390,000	2.740%	157,111	547,111		704,223
Debt Service Reserve Fund		12/1/2026			151,768	151,768		0
Capitalized Interest Account	497,518.96	6/1/2027	400,000	2.850%	151,768	551,768		703,537
Municipal Bond Insurance	0.00	12/1/2027			146,068	146,068		0
Underwriters' Discount (\$12.00 per bond)	103,980.00	6/1/2028	410,000	2.960%	146,068	556,068		702,137
Costs of Issuance	58,868.44	12/1/2028			140,000	140,000		0
Accrued Interest	0.00	6/1/2029	425,000	3.050%	140,000	565,000		705,001
Rounding Amount	4,632.60	12/1/2029			133,519	133,519		0
Total Uses	8,665,000.00	6/1/2030	435,000	3.160%	133,519	568,519		702,038
ASSUMPTIONS		12/1/2030			126,646	126,646		0
Dated Date	5/1/2023	6/1/2031	450,000	3.220%	126,646	576,646		703,292
Delivery Date	5/1/2023	12/1/2031			119,401	119,401		0
First Interest Date	12/1/2023	6/1/2032	465,000	3.260%	119,401	584,401		703,802
YIELD CALCULATIONS		12/1/2032			111,822	111,822		0
Arbitrage Yield	3.79564%	6/1/2033	480,000	3.330%	111,822	591,822		703,643
TIC	3.92579%	12/1/2033			103,830	103,830		0
AIC	4.00044%	6/1/2034	495,000	3.550%	103,830	598,830		702,659
Average Life	11.91 Years	12/1/2034			95,043	95,043		0
FY 2022-23 Projects Financed:		6/1/2035	515,000	3.680%	95,043	610,043		705,087
GrimesPlex	\$25,000,000	12/1/2035			85,567	85,567		0
Less Reza Capital Contribution	(12,000,000)	6/1/2036	535,000	3.750%	85,567	620,567		706,135
Less Lighting Donation	(5,000,000)	12/1/2036			75,536	75,536		0
Contingency	0	6/1/2037	550,000	3.780%	75,536	625,536		701,072
Reserved	0	12/1/2037			65,141	65,141		0
Reserved	0	6/1/2038	575,000	4.100%	65,141	640,141		705,282
Reserved	0	12/1/2038			53,354	53,354		0
Reserved	0	6/1/2039	595,000	4.170%	53,354	648,354		701,707
Reserved	0	12/1/2039			40,948	40,948		0
	\$8,000,000	6/1/2040	620,000	4.190%	40,948	660,948		701,896
		12/1/2040			27,959	27,959		0
		6/1/2041	650,000	4.210%	27,959	677,959		705,918
		12/1/2041			14,276	14,276		0
		6/1/2042	675,000	4.230%	14,276	689,276		703,553
		12/1/2042						
		6/1/2043						
			8,665,000		3,950,608	12,615,608	(497,519)	12,118,089
			Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 105 bps timing					

EXHIBIT 6

			CIP (50% D/S and 50% TIF)						
SOURCES & USES			DEBT SERVICE SCHEDULE						
SOURCES			Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
Par Amount of Bonds	16,390,000.00		12/1/2024			351,763	351,763	0	
Accrued Interest	0.00		6/1/2025	775,000	2.510%	301,511	1,076,511	1,428,274	
Premium/Discount	0.00	1.1	12/1/2025			291,785	291,785	0	
Total Sources	16,390,000.00	2.1	6/1/2026	695,000	2.830%	291,785	986,785	1,278,570	
			12/1/2026			281,951	281,951	0	
USES		3.1	6/1/2027	715,000	2.940%	281,951	996,951	1,278,901	
			12/1/2027			271,440	271,440	0	
Deposit to Construction Account	16,150,000.00	4.1	6/1/2028	735,000	3.050%	271,440	1,006,440	1,277,880	
Debt Service Reserve Fund			12/1/2028			260,231	260,231	0	
Capitalized Interest Account	0.00	5.1	6/1/2029	760,000	3.160%	260,231	1,020,231	1,280,463	
Municipal Bond Insurance	0.00		12/1/2029			248,223	248,223	0	
Underwriters' Discount (\$10.00 per bond)	163,900.00	6.1	6/1/2030	785,000	3.250%	248,223	1,033,223	1,281,447	
Costs of Issuance	72,500.00		12/1/2030			235,467	235,467	0	
Accrued Interest	0.00	7.1	6/1/2031	810,000	3.360%	235,467	1,045,467	1,280,934	
Rounding Amount	3,600.00		12/1/2031			221,859	221,859	0	
Total Uses	16,390,000.00	8.1	6/1/2032	835,000	3.420%	221,859	1,056,859	1,278,718	
		9.1	12/1/2032			207,581	207,581	0	
			6/1/2033	865,000	3.460%	207,581	1,072,581	1,280,161	
			12/1/2033			192,616	192,616	0	
ASSUMPTIONS		10.1	6/1/2034	895,000	3.530%	192,616	1,087,616	1,280,232	
			12/1/2034			176,819	176,819	0	
Dated Date	5/1/2024	11.1	6/1/2035	925,000	3.750%	176,819	1,101,819	1,278,639	
Delivery Date	5/1/2024		12/1/2035			159,476	159,476	0	
First Interest Date	12/1/2024	12.1	6/1/2036	960,000	3.880%	159,476	1,119,476	1,278,951	
			12/1/2036			140,852	140,852	0	
		13.1	6/1/2037	995,000	3.950%	140,852	1,135,852	1,276,703	
YIELD CALCULATIONS			12/1/2037			121,200	121,200	0	
		14.1	6/1/2038	1,035,000	3.980%	121,200	1,156,200	1,277,401	
Arbitrage Yield	3.92198%		12/1/2038			100,604	100,604	0	
TIC	4.04434%	15.1	6/1/2039	1,080,000	4.300%	100,604	1,180,604	1,281,208	
AIC	4.09904%		12/1/2039			77,384	77,384	0	
Average Life	10.47 Years	16.1	6/1/2040	1,125,000	4.370%	77,384	1,202,384	1,279,768	
			12/1/2040			52,803	52,803	0	
		17.1	6/1/2041	1,175,000	4.390%	52,803	1,227,803	1,280,605	
			12/1/2041			27,011	27,011	0	
FY 2024-25 Projects Financed:		18.1	6/1/2042	1,225,000	4.410%	27,011	1,252,011	1,279,023	
Streets, Traffic Signals, Patching, etc.	\$8,900,000		12/1/2042			0	0	0	
Parks, Splashpad, Sports Complx Light, etc.	1,550,000	19.1	6/1/2043		4.430%	0	0	0	
Trails	0		12/1/2043						
Water Main Replacement	200,000	20.1	6/1/2044						
Sanitary Sewer	700,000								
Stormwater	0								
City Facilities & Other	300,000								
Equipment	0								
Fire Station	4,500,000								
	\$16,150,000								
			Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 125 bps timing						

City of Grimes, Iowa

EXHIBIT 7

Proposed General Obligation Corporate Purpose Bonds, Series 2025A (FY2026 CIP)

			CIP (50% D/S and 50% TIF)					
SOURCES & USES			DEBT SERVICE SCHEDULE					
SOURCES								
			Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
Par Amount of Bonds	10,175,000.00							
Accrued Interest	0.00							
Premium/Discount	0.00		12/1/2025			210,758	210,758	0
	-----	1.1	6/1/2026	955,000	2.610%	180,650	1,135,650	1,346,408
Total Sources	10,175,000.00		12/1/2026			168,187	168,187	0
		2.1	6/1/2027	525,000	2.930%	168,187	693,187	861,375
			12/1/2027			160,496	160,496	0
USES		3.1	6/1/2028	545,000	3.040%	160,496	705,496	865,992
			12/1/2028			152,212	152,212	0
Deposit to Construction Account	10,000,000.00	4.1	6/1/2029	560,000	3.150%	152,212	712,212	864,424
Debt Service Reserve Fund			12/1/2029			143,392	143,392	0
Capitalized Interest Account	0.00	5.1	6/1/2030	575,000	3.260%	143,392	718,392	861,784
Municipal Bond Insurance	0.00		12/1/2030			134,020	134,020	0
Underwriters' Discount (\$10.00 per bond)	101,750.00	6.1	6/1/2031	595,000	3.350%	134,020	729,020	863,039
Costs of Issuance	70,500.00		12/1/2031			124,053	124,053	0
Accrued Interest	0.00	7.1	6/1/2032	615,000	3.460%	124,053	739,053	863,107
Rounding Amount	2,750.00		12/1/2032			113,414	113,414	0
	-----	8.1	6/1/2033	635,000	3.520%	113,414	748,414	861,828
Total Uses	10,175,000.00		12/1/2033			102,238	102,238	0
		9.1	6/1/2034	660,000	3.560%	102,238	762,238	864,476
			12/1/2034			90,490	90,490	0
ASSUMPTIONS		10.1	6/1/2035	685,000	3.630%	90,490	775,490	865,980
			12/1/2035			78,057	78,057	0
Dated Date	5/1/2025	11.1	6/1/2036	705,000	3.850%	78,057	783,057	861,114
Delivery Date	5/1/2025		12/1/2036			64,486	64,486	0
First Interest Date	12/1/2025	12.1	6/1/2037	735,000	3.980%	64,486	799,486	863,972
			12/1/2037			49,859	49,859	0
		13.1	6/1/2038	765,000	4.050%	49,859	814,859	864,719
YIELD CALCULATIONS			12/1/2038			34,368	34,368	0
		14.1	6/1/2039	795,000	4.080%	34,368	829,368	863,736
Arbitrage Yield	3.79074%		12/1/2039			18,150	18,150	0
TIC	3.93680%	15.1	6/1/2040	825,000	4.400%	18,150	843,150	861,300
AIC	4.03928%		12/1/2040			0	0	0
Average Life	8.39 Years	16.1	6/1/2041		4.470%	0	0	0
			12/1/2041			0	0	0
		17.1	6/1/2042		4.490%	0	0	0
			12/1/2042			0	0	0
FY 2025-26 Projects Financed:			6/1/2043		4.510%	0	0	0
Streets, Traffic Signals, Patching, etc.	\$8,300,000	18.1	12/1/2043			0	0	0
Parks, Splashpad, Sports Complx Light, etc.	600,000		6/1/2044		4.530%	0	0	0
Trails	0	19.1	12/1/2044					
Water Main Replacement	200,000		6/1/2045					
Sanitary Sewer	600,000	20.1						
Stormwater	0							
City Facilities & Other	300,000							
Equipment	0							
	\$10,000,000			10,175,000		3,258,251	13,433,251	13,433,251
			Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 135 bps timing					

City of Grimes, Iowa

EXHIBIT 8

Proposed General Obligation Corporate Purpose Bonds, Series 2026A (FY2027 CIP)

			CIP (50% D/S and 50% TIF)					
SOURCES & USES			DEBT SERVICE SCHEDULE					
SOURCES							Debt	Annual
			Date	Principal	Coupon	Interest	Service	Debt Service
Par Amount of Bonds	11,590,000.00							
Accrued Interest	0.00							
Premium/Discount	0.00		12/1/2026			270,162	270,162	0
	-----	1.1	6/1/2027	955,000	3.030%	231,567	1,186,567	1,456,729
Total Sources	11,590,000.00		12/1/2027			217,099	217,099	0
		2.1	6/1/2028	425,000	3.140%	217,099	642,099	859,198
			12/1/2028			210,426	210,426	0
USES		3.1	6/1/2029	440,000	3.250%	210,426	650,426	860,853
			12/1/2029			203,276	203,276	0
Deposit to Construction Account	11,400,000.00	4.1	6/1/2030	455,000	3.360%	203,276	658,276	861,553
Debt Service Reserve Fund			12/1/2030			195,632	195,632	0
Capitalized Interest Account	0.00	5.1	6/1/2031	470,000	3.450%	195,632	665,632	861,265
Municipal Bond Insurance	0.00		12/1/2031			187,525	187,525	0
Underwriters' Discount (\$10.00 per bond)	115,900.00	6.1	6/1/2032	485,000	3.560%	187,525	672,525	860,050
Costs of Issuance	70,500.00		12/1/2032			178,892	178,892	0
Accrued Interest	0.00	7.1	6/1/2033	505,000	3.620%	178,892	683,892	862,784
Rounding Amount	3,600.00		12/1/2033			169,751	169,751	0
	-----	8.1	6/1/2034	520,000	3.660%	169,751	689,751	859,503
Total Uses	11,590,000.00		12/1/2034			160,235	160,235	0
		9.1	6/1/2035	540,000	3.730%	160,235	700,235	860,471
			12/1/2035			150,164	150,164	0
ASSUMPTIONS		10.1	6/1/2036	560,000	3.950%	150,164	710,164	860,329
			12/1/2036			139,104	139,104	0
Dated Date	5/1/2026	11.1	6/1/2037	580,000	4.080%	139,104	719,104	858,209
Delivery Date	5/1/2026		12/1/2037			127,272	127,272	0
First Interest Date	12/1/2026	12.1	6/1/2038	605,000	4.150%	127,272	732,272	859,545
			12/1/2038			114,719	114,719	0
		13.1	6/1/2039	630,000	4.180%	114,719	744,719	859,437
YIELD CALCULATIONS			12/1/2039			101,552	101,552	0
		14.1	6/1/2040	660,000	4.500%	101,552	761,552	863,103
Arbitrage Yield	4.25482%		12/1/2040			86,702	86,702	0
TIC	4.37798%	15.1	6/1/2041	685,000	4.570%	86,702	771,702	858,403
AIC	4.45382%		12/1/2041			71,049	71,049	0
Average Life	10.76 Years	16.1	6/1/2042	720,000	4.590%	71,049	791,049	862,099
			12/1/2042			54,525	54,525	0
		17.1	6/1/2043	750,000	4.610%	54,525	804,525	859,051
			12/1/2043			37,238	37,238	0
FY 2026-27 Projects Financed:		18.1	6/1/2044	785,000	4.630%	37,238	822,238	859,476
Streets, Traffic Signals, Patching, etc.	\$9,500,000		12/1/2044			19,065	19,065	0
Parks, Splashpad, Sports Complx Light, etc.	650,000	19.1	6/1/2045	820,000	4.650%	19,065	839,065	858,130
Trails	0		12/1/2045					
Water Main Replacement	200,000	20.1	6/1/2046					
Sanitary Sewer	600,000							
Stormwater	0							
City Facilities & Other	450,000							
Equipment	0							
	\$11,400,000			11,590,000		5,350,181	16,940,181	16,940,181
			Scale :	03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 145 bps timing				

City of Grimes, Iowa

EXHIBIT 9

Proposed General Obligation Corporate Purpose Bonds, Series 2027A (FY2028 CIP)

SOURCES & USES	
SOURCES	
Par Amount of Bonds	18,495,000.00
Accrued Interest	0.00
Premium/Discount	0.00

Total Sources	18,495,000.00
USES	
Deposit to Construction Account	18,200,000.00
Debt Service Reserve Fund	
Capitalized Interest Account	0.00
Municipal Bond Insurance	0.00
Underwriters' Discount (\$12.00 per bond)	221,940.00
Costs of Issuance	72,500.00
Accrued Interest	0.00
Rounding Amount	560.00

Total Uses	18,495,000.00
ASSUMPTIONS	
Dated Date	5/1/2027
Delivery Date	5/1/2027
First Interest Date	12/1/2027
YIELD CALCULATIONS	
Arbitrage Yield	4.28092%
TIC	4.42465%
AIC	4.47215%
Average Life	11.10 Years
FY 2027-28+ Projects Financed:	
Streets, Traffic Signals, Patching, etc.	\$16,400,000
Parks, Splashpad, Sports Complx Light, etc.	700,000
Trails	0
Water Main Replacement	200,000
Sanitary Sewer	600,000
Stormwater	0
City Facilities & Other	300,000
Equipment	0

	\$18,200,000

CIP (50% D/S and 50% TIF)						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2027			435,120	435,120		0
1.1 6/1/2028	925,000	2.810%	372,960	1,297,960		1,733,080
12/1/2028			359,964	359,964		0
2.1 6/1/2029	705,000	3.130%	359,964	1,064,964		1,424,928
12/1/2029			348,931	348,931		0
3.1 6/1/2030	725,000	3.240%	348,931	1,073,931		1,422,861
12/1/2030			337,186	337,186		0
4.1 6/1/2031	750,000	3.350%	337,186	1,087,186		1,424,371
12/1/2031			324,623	324,623		0
5.1 6/1/2032	775,000	3.460%	324,623	1,099,623		1,424,246
12/1/2032			311,216	311,216		0
6.1 6/1/2033	800,000	3.550%	311,216	1,111,216		1,422,431
12/1/2033			297,016	297,016		0
7.1 6/1/2034	830,000	3.660%	297,016	1,127,016		1,424,031
12/1/2034			281,827	281,827		0
8.1 6/1/2035	860,000	3.720%	281,827	1,141,827		1,423,653
12/1/2035			265,831	265,831		0
9.1 6/1/2036	895,000	3.760%	265,831	1,160,831		1,426,661
12/1/2036			249,005	249,005		0
10.1 6/1/2037	925,000	3.830%	249,005	1,174,005		1,423,009
12/1/2037			231,291	231,291		0
11.1 6/1/2038	960,000	4.050%	231,291	1,191,291		1,422,582
12/1/2038			211,851	211,851		0
12.1 6/1/2039	1,000,000	4.180%	211,851	1,211,851		1,423,702
12/1/2039			190,951	190,951		0
13.1 6/1/2040	1,040,000	4.250%	190,951	1,230,951		1,421,902
12/1/2040			168,851	168,851		0
14.1 6/1/2041	1,085,000	4.280%	168,851	1,253,851		1,422,702
12/1/2041			145,632	145,632		0
15.1 6/1/2042	1,135,000	4.600%	145,632	1,280,632		1,426,264
12/1/2042			119,527	119,527		0
16.1 6/1/2043	1,185,000	4.670%	119,527	1,304,527		1,424,054
12/1/2043			91,857	91,857		0
17.1 6/1/2044	1,240,000	4.690%	91,857	1,331,857		1,423,714
12/1/2044			62,779	62,779		0
18.1 6/1/2045	1,300,000	4.710%	62,779	1,362,779		1,425,558
12/1/2045			32,164	32,164		0
19.1 6/1/2046	1,360,000	4.730%	32,164	1,392,164		1,424,328
12/1/2046						
20.1 6/1/2047						
	-----	-----	-----	-----	-----	-----
	18,495,000		8,869,074	27,364,074		27,364,074
Scale : 03-15-2022 MMD + Aa2/NonBQ pricing + 155 bps timing						

City of Grimes, Iowa

EXHIBIT 10

Proposed General Obligation Corporate Purpose Bonds, Series 2028A+ (FY2029+ CIP)

FUTURE DEBT

SOURCES & USES	
SOURCES	
Par Amount of Bonds	10,175,000.00
Accrued Interest	0.00
Premium/Discount	0.00

Total Sources	10,175,000.00
USES	
Deposit to Construction Account	10,000,000.00
Debt Service Reserve Fund	
Capitalized Interest Account	0.00
Municipal Bond Insurance	0.00
Underwriters' Discount (\$10.00 per bond)	101,750.00
Costs of Issuance	70,500.00
Accrued Interest	0.00
Rounding Amount	2,750.00

Total Uses	10,175,000.00
ASSUMPTIONS	
Dated Date	5/1/2028
Delivery Date	5/1/2028
First Interest Date	12/1/2028
YIELD CALCULATIONS	
Arbitrage Yield	4.10111%
TIC	4.24322%
AIC	4.34289%
Average Life	8.78 Years
FY 2027-28+ Projects Financed:	
Streets, Traffic Signals, Patching, etc.	\$5,700,000
Parks, Splashpad, Sports Complx Light, etc.	700,000
Trails	2,500,000
Water Main Replacement	200,000
Sanitary Sewer	600,000
Stormwater	0
City Facilities & Other	300,000
Equipment	0

	\$10,000,000

CIP (50% D/S and 50% TIF)						
DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	
12/1/2028			231,458	231,458		0
1.1 6/1/2029	525,000	2.910%	198,392	723,392		954,850
12/1/2029			190,754	190,754		0
2.1 6/1/2030	540,000	3.230%	190,754	730,754		921,507
12/1/2030			182,033	182,033		0
3.1 6/1/2031	560,000	3.340%	182,033	742,033		924,065
12/1/2031			172,681	172,681		0
4.1 6/1/2032	575,000	3.450%	172,681	747,681		920,361
12/1/2032			162,762	162,762		0
5.1 6/1/2033	595,000	3.560%	162,762	757,762		920,524
12/1/2033			152,171	152,171		0
6.1 6/1/2034	615,000	3.650%	152,171	767,171		919,342
12/1/2034			140,947	140,947		0
7.1 6/1/2035	640,000	3.760%	140,947	780,947		921,894
12/1/2035			128,915	128,915		0
8.1 6/1/2036	665,000	3.820%	128,915	793,915		922,830
12/1/2036			116,214	116,214		0
9.1 6/1/2037	690,000	3.860%	116,214	806,214		922,427
12/1/2037			102,897	102,897		0
10.1 6/1/2038	715,000	3.930%	102,897	817,897		920,793
12/1/2038			88,847	88,847		0
11.1 6/1/2039	745,000	4.150%	88,847	833,847		922,694
12/1/2039			73,388	73,388		0
12.1 6/1/2040	775,000	4.280%	73,388	848,388		921,776
12/1/2040			56,803	56,803		0
13.1 6/1/2041	810,000	4.350%	56,803	866,803		923,606
12/1/2041			39,186	39,186		0
14.1 6/1/2042	845,000	4.380%	39,186	884,186		923,371
12/1/2042			20,680	20,680		0
15.1 6/1/2043	880,000	4.700%	20,680	900,680		921,360
12/1/2043			0	0		0
16.1 6/1/2044		4.770%	0	0		0
12/1/2044			0	0		0
17.1 6/1/2045		4.790%	0	0		0
12/1/2045			0	0		0
18.1 6/1/2046		4.810%	0	0		0
12/1/2046			0	0		0
19.1 6/1/2047		4.830%	0	0		0
12/1/2047			0	0		0
20.1 6/1/2048						
	10,175,000		3,686,398	13,861,398		13,861,398
Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 165 bps timing						

City of Grimes, Iowa

Tax Increment Financing Cashflow Projection

EXHIBIT 11

Tax Increment Financing Cashflow Projection					CIP +														
					CIP	Firestation	CIP	CIP	CIP	CIP	CIP								
Fiscal Year	Net TIF	City			Existing											Annual	Total		
Ending	Increment	TIF Incmt	Other	Total	GO Bonds	GO	GO	GO	GO	GO	GO	GO	Developer		Total	Surplus /	Ending		
June 30	Certified	Revenues	Income	Revenue	Debt Service	Bonds 2022B	Bonds 2023A	Bonds 2024A	Bonds 2025A	Bonds 2026A	Bonds 2027A	Bonds 2028A+	Agreements	Misc	Uses	(Deficit)	Cash		
2018	82,915,386	2,826,389	28,908	2,855,297	1,268,765								234,539	342,136	1,845,440	1,009,857	1,138,083		
2019	67,021,280	2,241,233	46,064	2,287,297	1,165,000								338,818	20,904	1,524,721	762,575	1,900,658		
2020	63,372,525	2,053,618	(47,419)	2,006,199	1,554,892								1,352,601	0	2,907,493	(901,294)	999,364		
2021	120,537,987	3,719,880	48,358	3,768,238	1,801,768								2,115,190		3,916,958	(148,720)	850,644		
2022	169,944,895	5,241,696		5,241,696	2,088,365								3,437,818		5,526,183	(284,487)	566,157		
2023	219,900,000	6,772,510		6,772,510	2,417,140	0							4,378,027		6,795,167	(22,657)	543,500		
2024	380,000,000	11,678,584		11,678,584	2,302,521	0	0						9,487,967		11,790,489	(111,904)	431,596		
2025	390,000,000	11,985,022		11,985,022	1,942,084	78,556	495,637	0					9,614,806		12,131,082	(146,060)	285,536		
2026	390,000,000	11,985,022		11,985,022	1,903,459	352,111	494,852	639,285	0				8,842,323		12,232,030	(247,007)	38,529		
2027	410,000,000	12,597,899		12,597,899	2,020,559	351,768	496,016	639,451	430,687	0			8,584,908		12,523,388	74,510	113,039		
2028	410,000,000	12,597,899		12,597,899	2,000,311	351,068	496,540	638,940	432,996	429,599	0		5,336,586		9,686,040	2,911,859	3,024,898		
2029	410,000,000	12,597,899		12,597,899	1,958,705	352,500	496,402	640,231	432,212	430,426	712,464	954,850	2,818,586		8,796,376	3,801,523	6,826,420		
2030	410,000,000	12,597,899		12,597,899	1,942,030	351,019	495,650	640,723	430,892	430,776	711,431	1,415,603	2,818,586		9,236,711	3,361,188	10,187,608		
2031	410,000,000	12,597,899		12,597,899	1,948,358	351,646	496,695	640,467	431,520	430,632	712,186	1,877,636	2,818,586		9,707,726	2,890,173	13,077,781		
2032	410,000,000	12,597,899		12,597,899	1,795,771	351,901	494,620	639,359	431,553	430,025	712,123	2,337,816	2,818,586		10,011,754	2,586,144	15,663,925		
2033	410,000,000	12,597,899		12,597,899	1,623,191	351,822	494,569	640,081	430,914	431,392	711,216	2,798,078	2,818,586		10,299,847	2,298,051	17,961,977		
2034	410,000,000	12,597,899		12,597,899	951,825	351,330	496,333	640,116	432,238	429,751	712,016	3,257,749	2,818,586		10,089,942	2,507,956	20,469,933		
2035	410,000,000	12,597,899		12,597,899	954,813	352,543	496,689	639,319	432,990	430,235	711,827	3,718,696	2,541,333		10,278,444	2,319,454	22,789,387		
2036	410,000,000	12,597,899		12,597,899	364,650	353,067	495,957	639,476	430,557	430,164	713,331	4,180,111	2,124,667		9,731,979	2,865,920	25,655,307		
2037	410,000,000	12,597,899		12,597,899	0	350,536	496,863	638,352	431,986	429,104	711,505	3,686,475	1,737,667		8,482,486	4,115,412	29,770,719		
2038	410,000,000	12,597,899		12,597,899	0	352,641	494,475	638,700	432,359	429,772	711,291	3,686,118	1,737,667		8,483,023	4,114,876	33,885,595		

City of Grimes, Iowa

EXHIBIT 12

Summary of Local Option Sales Tax Receipts Cashflow

Growth Rate:	1.00%
--------------	-------

\$4,595,000 \$5,100,000 <= Par Amount

50% \$4,500,000 \$5,000,000 <= Projects

Fiscal Year	City LOSST Revenues	Misc. Revenues	Total Revenue	Property Tax Reduction Gen Fund	Library GO 2021B	Fire Station GO 2024B	Trails GO 2026B	Pay-Go Projects	Other Expenses	Total Expenses	Surplus/ (Deficit)	<u>LOST</u> Ending Balance
2019 - 2020	424,404	1,381	425,785	0				0	0	0	425,785	425,785
2020 - 2021	1,387,608	13,079	1,400,687	(904,000)	0	0	0	0	0	(904,000)	496,687	922,472
2021 - 2022	2,682,877	0	2,682,877	(1,341,438)	(237,103)	0	0	0	0	(1,578,542)	1,104,335	2,026,807
2022 - 2023	2,709,705	0	2,709,705	(1,354,853)	(253,150)	0	0	(250,000)	0	(1,858,003)	851,703	2,878,510
2023 - 2024	2,736,802	0	2,736,802	(1,368,401)	(256,150)	0	0	(250,000)	0	(1,874,551)	862,251	3,740,761
2024 - 2025	2,764,170	0	2,764,170	(1,382,085)	(253,650)	(355,960)	0	(250,000)	0	(2,241,695)	522,475	4,263,236
2025 - 2026	2,791,812	0	2,791,812	(1,395,906)	(255,900)	(343,267)	0	0	0	(1,995,073)	796,740	5,059,976
2026 - 2027	2,819,730	0	2,819,730	(1,409,865)	(252,650)	(343,401)	(349,863)	0	0	(2,355,779)	463,951	5,523,927
2027 - 2028	2,847,927	0	2,847,927	(1,423,964)	(254,150)	(343,195)	(383,958)	0	0	(2,405,266)	442,661	5,966,588
2028 - 2029	2,876,407	0	2,876,407	(1,438,203)	(255,150)	(342,638)	(383,352)	0	0	(2,419,343)	457,064	6,423,652
2029 - 2030	2,905,171	0	2,905,171	(1,452,585)	(255,650)	(341,718)	(382,386)	0	0	(2,432,339)	472,832	6,896,484
2030 - 2031	2,934,223	0	2,934,223	(1,467,111)	(252,650)	(345,465)	(381,049)	0	0	(2,446,275)	487,948	7,384,431
2031 - 2032	2,963,565	0	2,963,565	(1,481,782)	(256,500)	(343,671)	(384,329)	0	0	(2,466,282)	497,283	7,881,714
2032 - 2033	2,993,200	0	2,993,200	(1,496,600)	(252,200)	(341,587)	(382,084)	0	0	(2,472,471)	520,730	8,402,444
2033 - 2034	3,023,132	0	3,023,132	(1,511,566)	(252,900)	(344,252)	(384,430)	0	0	(2,493,148)	529,985	8,932,429
2034 - 2035	3,053,364	0	3,053,364	(1,526,682)	(253,500)	(346,427)	(381,285)	0	0	(2,507,893)	545,471	9,477,900
2035 - 2036	3,083,897	0	3,083,897	(1,541,949)	(254,000)	(342,729)	(382,867)	0	0	(2,521,544)	562,353	10,040,253
2036 - 2037	3,114,736	0	3,114,736	(1,557,368)	(254,400)	(343,529)	(383,915)	0	0	(2,539,212)	575,525	10,615,777
2037 - 2038	3,145,884	0	3,145,884	(1,572,942)	(254,700)	(343,779)	(384,040)	0	0	(2,555,460)	590,423	11,206,201
2038 - 2039	3,177,343	0	3,177,343	(1,588,671)	(254,900)	(343,573)	(383,432)	0	0	(2,570,576)	606,767	11,812,968
2039 - 2040	3,209,116	0	3,209,116	(1,604,558)	(255,000)	(342,093)	(382,227)	0	0	(2,583,877)	625,238	12,438,206
2040 - 2041	3,241,207	0	3,241,207	(1,620,604)	0	(345,000)	(385,523)	0	0	(2,351,126)	890,081	13,328,287
2041 - 2042	3,273,619	0	3,273,619	(1,636,810)	0	(342,221)	(382,248)	0	0	(2,361,278)	912,342	14,240,629
2042 - 2043	3,306,355	0	3,306,355	(1,653,178)	0	(343,959)	(383,309)	0	0	(2,380,446)	925,910	15,166,538
2043 - 2044	3,339,419	0	3,339,419	(1,669,709)	0	0	(383,621)	0	0	(2,053,330)	1,286,088	16,452,627

Vote Details

- 50% for property tax relief
- 50% for City projects (library, fire station, parks, trail improvements etc.)
- No sunset

City of Grimes, Iowa

Proposed General Obligation LOST Bonds, Series 2024B (Fire Station)

EXHIBIT 13

SOURCES & USES	
SOURCES	
Par Amount of Bonds	4,595,000.00
Accrued Interest	0.00
Premium/Discount	0.00
Total Sources	4,595,000.00
USES	
Deposit to Construction Account	4,500,000.00
Debt Service Reserve Fund	
Capitalized Interest Account	0.00
Municipal Bond Insurance	0.00
Underwriters' Discount (\$12.00 per bond)	55,140.00
Costs of Issuance	36,000.00
Accrued Interest	0.00
Rounding Amount	3,860.00
Total Uses	4,595,000.00
ASSUMPTIONS	
Dated Date	5/1/2024
Delivery Date	5/1/2024
First Interest Date	6/1/2025
YIELD CALCULATIONS	
Arbitrage Yield	3.77352%
TIC	3.91246%
AIC	4.00449%
Average Life	11.09 Years

FY 2023-24 Projects Financed:	
Fire Station (50% GO / 50% LOST)	\$4,500,000
Reserved	0
Reserved	0
Reserved	0
	\$4,500,000

Fire Station Funded by LOST					
DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
6/1/2025	180,000	2.310%	175,960	355,960	355,960
12/1/2025			79,133	79,133	0
6/1/2026	185,000	2.630%	79,133	264,133	343,267
12/1/2026			76,701	76,701	0
6/1/2027	190,000	2.740%	76,701	266,701	343,401
12/1/2027			74,098	74,098	0
6/1/2028	195,000	2.850%	74,098	269,098	343,195
12/1/2028			71,319	71,319	0
6/1/2029	200,000	2.960%	71,319	271,319	342,638
12/1/2029			68,359	68,359	0
6/1/2030	205,000	3.050%	68,359	273,359	341,718
12/1/2030			65,233	65,233	0
6/1/2031	215,000	3.160%	65,233	280,233	345,465
12/1/2031			61,836	61,836	0
6/1/2032	220,000	3.220%	61,836	281,836	343,671
12/1/2032			58,294	58,294	0
6/1/2033	225,000	3.260%	58,294	283,294	341,587
12/1/2033			54,626	54,626	0
6/1/2034	235,000	3.330%	54,626	289,626	344,252
12/1/2034			50,713	50,713	0
6/1/2035	245,000	3.550%	50,713	295,713	346,427
12/1/2035			46,365	46,365	0
6/1/2036	250,000	3.680%	46,365	296,365	342,729
12/1/2036			41,765	41,765	0
6/1/2037	260,000	3.750%	41,765	301,765	343,529
12/1/2037			36,890	36,890	0
6/1/2038	270,000	3.780%	36,890	306,890	343,779
12/1/2038			31,787	31,787	0
6/1/2039	280,000	4.100%	31,787	311,787	343,573
12/1/2039			26,047	26,047	0
6/1/2040	290,000	4.170%	26,047	316,047	342,093
12/1/2040			20,000	20,000	0
6/1/2041	305,000	4.190%	20,000	325,000	345,000
12/1/2041			13,610	13,610	0
6/1/2042	315,000	4.210%	13,610	328,610	342,221
12/1/2042			6,980	6,980	0
6/1/2043	330,000	4.230%	6,980	336,980	343,959
12/1/2043			0	0	0
6/1/2044		4.250%	0	0	0
12/1/2044			0	0	0
4,595,000			1,943,461	6,538,461	6,538,461
Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 105 bps timing					

City of Grimes, Iowa

Proposed General Obligation LOST Bonds, Series 2026B (Trails)

EXHIBIT 14

SOURCES & USES		
SOURCES		
Par Amount of Bonds	5,100,000.00	
Accrued Interest	0.00	
Premium/Discount	0.00	

Total Sources	5,100,000.00	
USES		
Deposit to Construction Account	5,000,000.00	
Debt Service Reserve Fund		
Capitalized Interest Account	0.00	
Municipal Bond Insurance	0.00	
Underwriters' Discount (\$12.00 per bond)	61,200.00	
Costs of Issuance	36,000.00	
Accrued Interest	0.00	
Rounding Amount	2,800.00	

Total Uses	5,100,000.00	
ASSUMPTIONS		
Dated Date	8/1/2026	
Delivery Date	8/1/2026	
First Interest Date	6/1/2027	
YIELD CALCULATIONS		
Arbitrage Yield	4.23770%	
TIC	4.37634%	
AIC	4.45904%	
Average Life	11.59 Years	

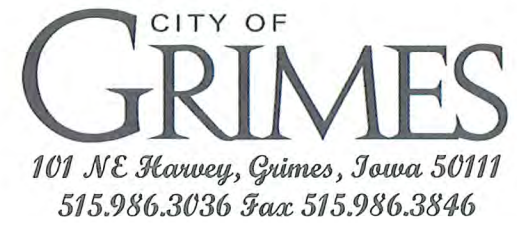
FY 2026 & FY 2027 Projects Financed:	
FY 2025-26 HWY 44 Trails	\$1,000,000
FY 2026-27 HWY 44 Trails	4,000,000
Reserved	0
Reserved	0

	\$5,000,000

HWY 44 Trails - Funded by LOST					
DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
6/1/2027	180,000	2.710%	169,863	349,863	349,863
12/1/2027			99,479	99,479	0
6/1/2028	185,000	3.030%	99,479	284,479	383,958
12/1/2028			96,676	96,676	0
6/1/2029	190,000	3.140%	96,676	286,676	383,352
12/1/2029			93,693	93,693	0
6/1/2030	195,000	3.250%	93,693	288,693	382,386
12/1/2030			90,524	90,524	0
6/1/2031	200,000	3.360%	90,524	290,524	381,049
12/1/2031			87,164	87,164	0
6/1/2032	210,000	3.450%	87,164	297,164	384,329
12/1/2032			83,542	83,542	0
6/1/2033	215,000	3.560%	83,542	298,542	382,084
12/1/2033			79,715	79,715	0
6/1/2034	225,000	3.620%	79,715	304,715	384,430
12/1/2034			75,642	75,642	0
6/1/2035	230,000	3.660%	75,642	305,642	381,285
12/1/2035			71,433	71,433	0
6/1/2036	240,000	3.730%	71,433	311,433	382,867
12/1/2036			66,957	66,957	0
6/1/2037	250,000	3.950%	66,957	316,957	383,915
12/1/2037			62,020	62,020	0
6/1/2038	260,000	4.080%	62,020	322,020	384,040
12/1/2038			56,716	56,716	0
6/1/2039	270,000	4.150%	56,716	326,716	383,432
12/1/2039			51,113	51,113	0
6/1/2040	280,000	4.180%	51,113	331,113	382,227
12/1/2040			45,261	45,261	0
6/1/2041	295,000	4.500%	45,261	340,261	385,523
12/1/2041			38,624	38,624	0
6/1/2042	305,000	4.570%	38,624	343,624	382,248
12/1/2042			31,655	31,655	0
6/1/2043	320,000	4.590%	31,655	351,655	383,309
12/1/2043			24,311	24,311	0
6/1/2044	335,000	4.610%	24,311	359,311	383,621
12/1/2044			16,589	16,589	0
6/1/2045	350,000	4.630%	16,589	366,589	383,178
12/1/2045			8,486	8,486	0
6/1/2046	365,000	4.650%	8,486	373,486	381,973
12/1/2046			0	0	0

	5,100,000		2,529,061	7,629,061	7,629,061

Scale : 03-15-2022 Aaa MMD + Aa2/NonBQ pricing + 145 bps timing					



AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Public Hearing and Action on Resolution 03-0622 Approving City of Grimes' Annual Budget for FY2022-2023

SYNOPSIS:

Following the Council's budget workshop on February 8th, staff incorporated the Council's direction pertaining to the proposed property tax rate, projects, and operations into the attached budget. The proposed budget funds the CIP, debt repayment, and city operations for fiscal year 2022-2023.

FISCAL IMPACT:

The proposed budget will decrease property taxes by \$.22/\$1000

PREVIOUS COUNCIL ACTION(S):

Council set a date for a public hearing on the proposed budget at their regular meeting on March 8, 2022. Council approved the FY23 Max Levy Resolution on March 8, 2022.

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval

RESOLUTION NO. 03-0622

**RESOLUTION APPROVING CITY OF GRIMES' ANNUAL
BUDGET FOR FISCAL YEAR 2022-2023**

WHEREAS, The Code of Iowa, Chapter 384, Section 16, requires that all cities prepare and adopt an annual budget of expenditures and receipts for at least the next fiscal year; and

WHEREAS, The Clerk shall certify the necessary tax levy for the next fiscal year to the County Auditors; and

WHEREAS, the Notice of Public Hearing Budget Estimate was published on March 10, 2022; and

WHEREAS, the Grimes City Council did hold a public hearing concerning the budget for the 2022-2023 fiscal year on March 22, 2022; and

WHEREAS, the Grimes City Council, after hearing all taxpayers wishing to be heard, gave final consideration to the proposed budget and any modifications proposed at the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Grimes, Iowa that they do hereby approve the budget for the 2022-2023 fiscal year as attached in the budget forms.

BE IT FURTHER RESOLVED, by the City Council of Grimes, Iowa that the Mayor and the City Clerk are hereby authorized and directed to execute this resolution.

BE IT FURTHER RESOLVED, by the City Council of Grimes, Iowa that the City Clerk is directed to submit these forms to the Polk & Dallas County Auditors.

Passed and adopted this 22nd day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2022 - June 30, 2023
City of: GRIMES

The City Council will conduct a public hearing on the proposed Budget at: Grimes Community Center 410 SE Main St, Grimes Iowa Meeting Date: 3/22/2022 Meeting Time: 05:30 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property		11.18908		
The estimated tax levy rate per \$1000 valuation on Agricultural land is		3.00375		
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 986-3036		City Clerk/Finance Officer's NAME Marcia Woodke		
		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
Revenues & Other Financing Sources				
Taxes Levied on Property	1	12,293,453	11,267,767	11,009,390
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	12,293,453	11,267,767	11,009,390
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	6,772,510	5,244,874	3,760,296
Other City Taxes	6	2,978,703	1,646,813	1,687,579
Licenses & Permits	7	616,500	601,050	850,136
Use of Money and Property	8	142,092	392,172	305,497
Intergovernmental	9	3,522,368	2,295,662	2,711,832
Charges for Fees & Service	10	11,848,112	9,946,641	12,442,786
Special Assessments	11	5,000	5,000	13,215
Miscellaneous	12	281,284	552,663	278,531
Other Financing Sources	13	43,375,500	36,975,500	32,261,315
Transfers In	14	9,212,301	7,756,751	10,685,291
Total Revenues and Other Sources	15	91,047,823	76,684,893	76,005,868
Expenditures & Other Financing Uses				
Public Safety	16	5,813,343	5,488,376	4,939,907
Public Works	17	3,548,856	3,417,724	2,009,605
Health and Social Services	18	8,000	8,000	19,600
Culture and Recreation	19	2,918,133	2,492,227	1,833,376
Community and Economic Development	20	4,170,806	3,268,157	2,280,053
General Government	21	2,042,325	1,626,753	1,558,936
Debt Service	22	5,762,007	4,878,121	8,953,222
Capital Projects	23	57,603,800	43,003,700	21,703,359
Total Government Activities Expenditures	24	81,867,270	64,183,058	43,298,058
Business Type / Enterprises	25	10,897,950	5,652,324	6,732,036
Total ALL Expenditures	26	92,765,220	69,835,382	50,030,094
Transfers Out	27	9,212,301	7,756,751	10,685,291
Total ALL Expenditures/Transfers Out	28	101,977,521	77,592,133	60,715,385
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-10,929,698	-907,240	15,290,483
Beginning Fund Balance July 1	30	56,593,273	57,500,513	42,210,030
Ending Fund Balance June 30	31	45,663,575	56,593,273	57,500,513

FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of: GRIMES County Name: POLK COUNTY, DALLAS

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric	City Number: 77-719 Last Official Census: 15,392
Regular	2a	1,068,314,544	2b	1,050,440,089	
DEBT SERVICE	3a	1,287,964,004	3b	1,270,089,549	
Ag Land	4a	4,273,230			

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW			Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	8,324,500	8,185,218	43	7.79218
Non-Voted Other Permissible Levies								
Contract for use of Bridge	0.67500			6		0	44	0.00000
Opr & Maint publicly owned Transit	0.95000			7		0	45	0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8		0	46	0.00000
Opr & Maint of City owned Civic Center	0.13500			9		0	47	0.00000
Planning a Sanitary Disposal Project	0.06750			10		0	48	0.00000
Aviation Authority (under sec.330A.15)	0.27000			11		0	49	0.00000
Levee Impr. fund in special charter city	0.06750			13		0	51	0.00000
Liability, property & self insurance costs	Amt Nec			14		0	52	0.00000
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462		0	465	0.00000
Voted Other Permissible Levies								
Instrumental/Vocal Music Groups	0.13500			15		0	53	0.00000
Memorial Building	0.81000			16		0	54	0.00000
Symphony Orchestra	0.13500			17		0	55	0.00000
Cultural & Scientific Facilities	0.27000			18		0	56	0.00000
County Bridge	As Voted			19		0	57	0.00000
Missi or Missouri River Bridge Const.	1.35000			20		0	58	0.00000
Aid to a Transit Company	0.03375			21		0	59	0.00000
Maintain Institution received by gift/devise	0.20500			22		0	60	0.00000
City Emergency Medical District	1.00000			463		0	466	0.00000
Support Public Library	0.27000			23		0	61	0.00000
Unified Law Enforcement	1.50000			24		0	62	0.00000
Total General Fund Regular Levies (5 thru 24)				25	8,324,500	8,185,218		
Ag Land	3.00375			26	12,836	12,836	63	3.00375
Total General Fund Tax Levies (25 + 26)				27	8,337,336	8,198,054		
Special Revenue Levies								
Emergency (if general fund at levy limit)	0.27000			28		0	64	0.00000
Police & Fire Retirement	Amt Nec			29		0		0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec			30		0		0.00000
Other Employee Benefits	Amt Nec			31	1,065,000	1,047,184		0.99690
Total Employee Benefit Levies (29,30,31)				32	1,065,000	1,047,184	65	0.99690
Sub Total Special Revenue Levies (28+32)				33	1,065,000	1,047,184		
As Req		With Gas & Elec Valuation	Without Gas & Elec Valuation					
SSMID 1		0	0	34		0	66	0.00000
SSMID 2		0	0	35		0	67	0.00000
SSMID 3		0	0	36		0	68	0.00000
SSMID 4		0	0	37		0	69	0.00000
SSMID 5		0	0	555		0	565	0.00000
SSMID 6		0	0	556		0	566	0.00000
SSMID 7		0	0	1177		0	1179	0.00000
SSMID 8		0	0	1185		0	1187	0.00000
Total Special Revenue Levies				39	1,065,000	1,047,184		
Debt Service Levy 76.10(6)	Amt Nec			40	3,091,115	3,048,215	70	2.40000
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71	0.00000
Total Property Taxes (27+39+40+41)				42	12,493,451	12,293,453	72	11.18908

(Signature)

(Date)

(County Auditor)

(Date)

NOTICE OF PUBLIC HEARING - CITY OF GRIMES - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/8/2022 Meeting Time: 05:30 PM Meeting Location: In person: Grimes Comm Center 410 SE Main St, Grimes, IA via Electronic meeting
Zoom ID Code 378 730 5851 Passcode 1234

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.grimesiowa.gov

City Telephone Number
(515) 986-3036

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	970,877,749	1,068,314,544	1,068,314,544	
Tax Levies:				
Regular General	7,864,110	7,864,110	8,324,500	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	30,880	30,880	0	
Support of Local Emer. Mgmt. Commission			0	
Emergency			0	
Police & Fire Retirement			0	
FICA & IPERS			0	
Other Employee Benefits	1,065,000	1,065,000	1,065,000	
Total Tax Levy	8,959,990	8,959,990	9,389,500	4.79
Tax Rate	9.22875	8.38703	8.78908	

Explanation of significant increases in the budget:

Property valuations increased due to growth in the City and revaluations. The proposed budget increases property tax revenue by 4.79 percent. The total city tax rate proposed for FY23 will be decreasing from the current year (\$11.41284) to \$11.18908.

If applicable, the above notice also available online at:

www.grimesiowa.gov Facebook.com/cityofgrimes

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

FUND BALANCE
City Name: GRIMES
Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2021										
Beginning Fund Balance July 1	1	8,262,343	3,979,514	999,364	1,244,805	15,603,315	0	30,089,341	12,120,689	42,210,030
Actual Revenues Except Beg Balance	2	12,006,675	4,336,764	3,760,296	8,445,745	34,463,309	0	63,012,789	12,993,079	76,005,868
Actual Expenditures Except End Balance	3	8,920,134	3,658,181	3,909,016	8,953,222	25,784,529	0	51,225,082	9,490,303	60,715,385
Ending Fund Balance June 30	4	11,348,884	4,658,097	850,644	737,328	24,282,095	0	41,877,048	15,623,465	57,500,513
Re-Estimated FY 2022										
Beginning Fund Balance	5	11,348,884	4,658,097	850,644	737,328	24,282,095	0	41,877,048	15,623,465	57,500,513
Re-Est Revenues	6	12,119,965	4,830,185	5,244,874	5,111,325	37,525,000	0	64,831,349	11,853,544	76,684,893
Re-Est Expenditures	7	11,561,284	4,796,389	5,545,962	4,878,121	43,003,700	0	69,785,456	7,806,677	77,592,133
Ending Fund Balance	8	11,907,565	4,691,893	549,556	970,532	18,803,395	0	36,922,941	19,670,332	56,593,273
Budget FY 2023										
Beginning Fund Balance	9	11,907,565	4,691,893	549,556	970,532	18,803,395	0	36,922,941	19,670,332	56,593,273
Revenues	10	12,860,716	6,832,991	6,772,510	5,847,383	44,780,000	0	77,093,600	13,954,223	91,047,823
Expenditures	11	12,860,716	5,671,115	6,795,167	5,762,007	57,603,800	0	88,692,805	13,284,716	101,977,521
Ending Fund Balance	12	11,907,565	5,853,769	526,899	1,055,908	5,979,595	0	25,323,736	20,339,839	45,663,575

LOCAL EMC SUPPORT

City Name: GRIMES

Fiscal Year July 1, 2022 - June 30, 2023

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2023	0	0

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE- ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY										
Police Department/Crime Prevention	1	1,373,500	685						1,374,185	1,373,130
Jail	2								0	0
Emergency Management	3								0	0
Flood Control	4								0	0
Fire Department	5	515,747	201,710						717,457	622,964
Ambulance	6	1,363,921	384,712						1,748,633	1,462,754
Building Inspections	7	1,356,803	290,298						1,647,101	1,478,892
Miscellaneous Protective Services	8								0	0
Animal Control	9	1,000							1,000	2,167
Other Public Safety	10								0	0
TOTAL (lines 1 - 10)	11	4,610,971	877,405				0		5,488,376	4,939,907
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	1,320,896	1,566,045						2,886,941	1,682,414
Parking - Meter and Off-Street	13								0	0
Street Lighting	14	227,000	22,000						249,000	200,420
Traffic Control and Safety	15		17,500						17,500	19,582
Snow Removal	16	5,000	259,283						264,283	107,189
Highway Engineering	17								0	0
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20								0	0
Other Public Works	21								0	0
TOTAL (lines 12 - 21)	22	1,552,896	1,864,828				0		3,417,724	2,009,605
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27	8,000							8,000	19,600
Community Mental Health	28								0	0
Other Health and Social Services	29								0	0
TOTAL (lines 23 - 29)	30	8,000	0				0		8,000	19,600
CULTURE & RECREATION										
Library Services	31	632,873	204,764						837,637	703,599
Museum, Band and Theater	32								0	0
Parks	33	942,980	129,950						1,072,930	752,086
Recreation	34	260,200	69,250						329,450	260,071
Cemetery	35	39,000	1,060						40,060	1,346
Community Center, Zoo, & Marina	36	192,750	19,400						212,150	116,274
Other Culture and Recreation	37								0	0
TOTAL (lines 31 - 37)	38	2,067,803	424,424				0		2,492,227	1,833,376

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE- ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39								0	0
Economic Development	40	191,650	34,000	3,042,507					3,268,157	164,863
Housing and Urban Renewal	41								0	0
Planning & Zoning	42								0	0
Other Com & Econ Development	43								0	0
TIF Rebates	44								0	2,115,190
TOTAL (lines 39 - 44)	45	191,650	34,000	3,042,507			0		3,268,157	2,280,053
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	254,743	59,750						314,493	244,891
Clerk, Treasurer, & Finance Adm.	47	450,410	156,750						607,160	521,151
Elections	48	32,000							32,000	20,850
Legal Services & City Attorney	49	243,000							243,000	183,372
City Hall & General Buildings	50	301,100	4,000						305,100	541,486
Tort Liability	51	25,000							25,000	18,848
Other General Government	52	100,000							100,000	28,338
TOTAL (lines 46 - 52)	53	1,406,253	220,500	0			0		1,626,753	1,558,936
DEBT SERVICE	54				4,878,121				4,878,121	8,953,222
Gov Capital Projects	55					43,003,700			43,003,700	21,703,359
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		43,003,700	0		43,003,700	21,703,359
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	9,837,573	3,421,157	3,042,507	4,878,121	43,003,700	0		64,183,058	43,298,058
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							2,732,500	2,732,500	1,961,332
Sewer Utility	60							1,572,964	1,572,964	1,790,962
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64							696,500	696,500	573,991
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							650,360	650,360	437,042
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0
Enterprise DEBT SERVICE	70								0	1,968,709
Enterprise CAPITAL PROJECTS	71								0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							5,652,324	5,652,324	6,732,036
TOTAL ALL EXPENDITURES (lines 58+73)	74	9,837,573	3,421,157	3,042,507	4,878,121	43,003,700	0	5,652,324	69,835,382	50,030,094
Regular Transfers Out	75	1,723,711	1,375,232		0	0		2,154,353	5,253,296	8,891,465
Internal TIF Loan Transfers Out	76			2,503,455					2,503,455	1,793,826
Total ALL Transfers Out	77	1,723,711	1,375,232	2,503,455	0	0	0	2,154,353	7,756,751	10,685,291
Total Expenditures and Other Fin Uses (lines 74+77)	78	11,561,284	4,796,389	5,545,962	4,878,121	43,003,700	0	7,806,677	77,592,133	60,715,385
Ending Fund Balance June 30	79	11,907,565	4,691,893	549,556	970,532	18,803,395	0	19,670,332	56,593,273	57,500,513

RE-ESTIMATED REVENUES DETAIL

City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE- ESTIMATED 2022	ACTUAL 2021
Taxes Levied on Property	1	7,767,411	1,046,183		2,454,173				11,267,767	11,009,390
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	7,767,411	1,046,183		2,454,173	0			11,267,767	11,009,390
Delinquent Property Taxes	4								0	0
TIF Revenues	5			5,244,874					5,244,874	3,760,296
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	139,523	18,817		37,473				195,813	229,970
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10	0							0	0
Hotel/Motel Taxes	11	0	51,000						51,000	56,923
Other Local Option Taxes	12		1,400,000			0			1,400,000	1,400,686
Subtotal - Other City Taxes (lines 6 thru 12)	13	139,523	1,469,817		37,473	0			1,646,813	1,687,579
Licenses & Permits	14	601,050						0	601,050	850,136
Use of Money & Property	15	384,500	2,422		0	0		5,250	392,172	305,497
Intergovernmental:										
Federal Grants & Reimbursements	16	0				40,000		0	40,000	434,494
Road Use Taxes	17		1,334,660						1,334,660	1,709,592
Other State Grants & Reimbursements	18	306,759	45,381		82,391	350,000		0	784,531	395,640
Local Grants & Reimbursements	19	136,471							136,471	172,106
Subtotal - Intergovernmental (lines 16 thru 19)	20	443,230	1,380,041	0	82,391	390,000		0	2,295,662	2,711,832
Charges for Fees & Service:										
Water Utility	21							4,718,533	4,718,533	5,425,742
Sewer Utility	22							3,544,308	3,544,308	3,263,394
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27							488,500	488,500	539,727
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							719,600	719,600	737,943
Other Fees & Charges for Service	33	475,700	0						475,700	2,475,980
Subtotal - Charges for Service (lines 21 thru 33)	34	475,700	0		0	0	0	9,470,941	9,946,641	12,442,786
Special Assessments	35				5,000	0			5,000	13,215
Miscellaneous	36	371,250	10,413			150,000		21,000	552,663	278,531
Other Financing Sources:										
Regular Operating Transfers In	37	1,521,711	921,309		253,923	200,000		2,356,353	5,253,296	8,891,465
Internal TIF Loan Transfers In	38	415,090		0	2,088,365	0			2,503,455	1,793,826
Subtotal ALL Operating Transfers In	39	1,936,801	921,309	0	2,342,288	200,000	0	2,356,353	7,756,751	10,685,291
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				190,000	36,785,000			36,975,000	32,225,071
Proceeds of Capital Asset Sales	41	500							500	36,244
Subtotal-Other Financing Sources (lines 36 thru 38)	42	1,937,301	921,309	0	2,532,288	36,985,000	0	2,356,353	44,732,251	42,946,606
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	12,119,965	4,830,185	5,244,874	5,111,325	37,525,000	0	11,853,544	76,684,893	76,005,868
Beginning Fund Balance July 1	44	11,348,884	4,658,097	850,644	737,328	24,282,095	0	15,623,465	57,500,513	42,210,030
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	23,468,849	9,488,282	6,095,518	5,848,653	61,807,095	0	27,477,009	134,185,406	118,215,898

EXPENDITURES SCHEDULE PAGE 1

City Name: GRIMES

Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE- ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY											
Police Department/Crime Prevention	1	1,423,248	0						1,423,248	1,374,185	1,373,130
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	529,726	209,582						739,308	717,457	622,964
Ambulance	6	1,515,041	448,707						1,963,748	1,748,633	1,462,754
Building Inspections	7	1,416,827	270,212						1,687,039	1,647,101	1,478,892
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	0							0	1,000	2,167
Other Public Safety	10								0	0	0
TOTAL (lines 1 - 10)	11	4,884,842	928,501				0		5,813,343	5,488,376	4,939,907
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	1,261,038	1,615,938						2,876,976	2,886,941	1,682,414
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	228,500	24,000						252,500	249,000	200,420
Traffic Control and Safety	15		35,000						35,000	17,500	19,582
Snow Removal	16	5,000	379,380						384,380	264,283	107,189
Highway Engineering	17								0	0	0
Street Cleaning	18								0	0	0
Airport	19								0	0	0
Garbage (if not Enterprise)	20								0	0	0
Other Public Works	21								0	0	0
TOTAL (lines 12 - 21)	22	1,494,538	2,054,318				0		3,548,856	3,417,724	2,009,605
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27	8,000							8,000	8,000	19,600
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	8,000	0				0		8,000	8,000	19,600
CULTURE & RECREATION											
Library Services	31	832,044	224,832						1,056,876	837,637	703,599
Museum, Band and Theater	32								0	0	0
Parks	33	675,750	113,500						789,250	1,072,930	752,086
Recreation	34	676,300	57,545						733,845	329,450	260,071
Cemetery	35	64,000	1,029						65,029	40,060	1,346
Community Center, Zoo, & Marina	36	241,170	31,963						273,133	212,150	116,274
Other Culture and Recreation	37		0						0	0	0
TOTAL (lines 31 - 37)	38	2,489,264	428,869				0		2,918,133	2,492,227	1,833,376

EXPENDITURES SCHEDULE PAGE 2

City Name: GRIMES
Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	0
Economic Development	40	199,000	46,000	3,925,806					4,170,806	3,268,157	164,863
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42								0	0	0
Other Com & Econ Development	43								0	0	0
TIF Rebates	44								0	0	2,115,190
TOTAL (lines 39 - 44)	45	199,000	46,000	3,925,806			0		4,170,806	3,268,157	2,280,053
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	261,650	57,974						319,624	314,493	244,891
Clerk, Treasurer, & Finance Adm.	47	541,295	199,504						740,799	607,160	521,151
Elections	48	28,500							28,500	32,000	20,850
Legal Services & City Attorney	49	243,000							243,000	243,000	183,372
City Hall & General Buildings	50	582,150	47,346						629,496	305,100	541,486
Tort Liability	51	49,000							49,000	25,000	18,848
Other General Government	52	31,906							31,906	100,000	28,338
TOTAL (lines 46 - 52)	53	1,737,501	304,824	0			0		2,042,325	1,626,753	1,558,936
DEBT SERVICE	54				5,762,007				5,762,007	4,878,121	8,953,222
Gov Capital Projects	55					57,603,800			57,603,800	43,003,700	21,703,359
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		57,603,800	0		57,603,800	43,003,700	21,703,359
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	10,813,145	3,762,512	3,925,806	5,762,007	57,603,800	0		81,867,270	64,183,058	43,298,058
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							3,014,954	3,014,954	2,732,500	1,961,332
Sewer Utility	60							3,915,378	3,915,378	1,572,964	1,790,962
Electric Utility	61								0	0	0
Gas Utility	62								0	0	0
Airport	63								0	0	0
Landfill/Garbage	64							907,981	907,981	696,500	573,991
Transit	65								0	0	0
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67								0	0	0
Storm Water Utility	68							672,871	672,871	650,360	437,042
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0	0
Enterprise DEBT SERVICE	70							2,386,766	2,386,766	0	1,968,709
Enterprise CAPITAL PROJECTS	71								0	0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							10,897,950	10,897,950	5,652,324	6,732,036
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	10,813,145	3,762,512	3,925,806	5,762,007	57,603,800	0	10,897,950	92,765,220	69,835,382	50,030,094
Regular Transfers Out	75	2,047,571	1,908,603		0	0		2,386,766	6,342,940	5,253,296	8,891,465
Internal TIF Loan / Repayment Transfers Out	76			2,869,361					2,869,361	2,503,455	1,793,826
Total ALL Transfers Out	77	2,047,571	1,908,603	2,869,361	0	0	0	2,386,766	9,212,301	7,756,751	10,685,291
Total Expenditures & Fund Transfers Out (lines 74+77)	78	12,860,716	5,671,115	6,795,167	5,762,007	57,603,800	0	13,284,716	101,977,521	77,592,133	60,715,385
Ending Fund Balance June 30	79	11,907,565	5,853,769	526,899	1,055,908	5,979,595	0	20,339,839	45,663,575	56,593,273	57,500,513

REVENUES DETAIL

City Name: GRIMES

Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE- ESTIMATED 2022	ACTUAL 2021
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	8,198,054	1,047,184		3,048,215	0			12,293,453	11,267,767	11,009,390
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	8,198,054	1,047,184		3,048,215	0			12,293,453	11,267,767	11,009,390
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			6,772,510					6,772,510	5,244,874	3,760,296
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	139,282	17,816		42,900	0			199,998	195,813	229,970
Utility francise tax (Iowa Code Chapter 364.2)	7								0	0	0
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10	0							0	0	0
Hotel/Motel Taxes	11	0	69,000						69,000	51,000	56,923
Other Local Option Taxes	12		2,709,705			0			2,709,705	1,400,000	1,400,686
Subtotal - Other City Taxes (lines 6 thru 12)	13	139,282	2,796,521		42,900	0			2,978,703	1,646,813	1,687,579
Licenses & Permits	14	616,500						0	616,500	601,050	850,136
Use of Money & Property	15	130,000	2,052		0	0		10,040	142,092	392,172	305,497
Intergovernmental:											
Federal Grants & Reimbursements	16	0				1,105,000		0	1,105,000	40,000	434,494
Road Use Taxes	17		1,946,835						1,946,835	1,334,660	1,709,592
Other State Grants & Reimbursements	18	216,462	27,693		80,378				324,533	784,531	395,640
Local Grants & Reimbursements	19	146,000							146,000	136,471	172,106
Subtotal - Intergovernmental (lines 16 thru 19)	20	362,462	1,974,528	0	80,378	1,105,000		0	3,522,368	2,295,662	2,711,832
Charges for Fees & Service:											
Water Utility	21							5,568,549	5,568,549	4,718,533	5,425,742
Sewer Utility	22							4,286,137	4,286,137	3,544,308	3,263,394
Electric Utility	23								0	0	0
Gas Utility	24								0	0	0
Parking	25								0	0	0
Airport	26								0	0	0
Landfill/Garbage	27							721,376	721,376	488,500	539,727
Hospital	28								0	0	0
Transit	29								0	0	0
Cable TV, Internet & Telephone	30								0	0	0
Housing Authority	31								0	0	0
Storm Water Utility	32							779,750	779,750	719,600	737,943
Other Fees & Charges for Service	33	492,300	0						492,300	475,700	2,475,980
Subtotal - Charges for Service (lines 21 thru 33)	34	492,300	0		0	0	0	11,355,812	11,848,112	9,946,641	12,442,786
Special Assessments	35				5,000	0			5,000	5,000	13,215
Miscellaneous	36	237,500	10,784			0		33,000	281,284	552,663	278,531
Other Financing Sources:											
Regular Operating Transfers In	37	2,231,897	1,001,922		253,750	300,000		2,555,371	6,342,940	5,253,296	8,891,465
Internal TIF Loan Transfers In	38	452,221			2,417,140				2,869,361	2,503,455	1,793,826
Subtotal ALL Operating Transfers In	39	2,684,118	1,001,922	0	2,670,890	300,000	0	2,555,371	9,212,301	7,756,751	10,685,291
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				0	43,375,000			43,375,000	36,975,000	32,225,071
Proceeds of Capital Asset Sales	41	500							500	500	36,244
Subtotal-Other Financing Sources (lines 38 thru 40)	42	2,684,618	1,001,922	0	2,670,890	43,675,000	0	2,555,371	52,587,801	44,732,251	42,946,606
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	12,860,716	6,832,991	6,772,510	5,847,383	44,780,000	0	13,954,223	91,047,823	76,684,893	76,005,868
Beginning Fund Balance July 1	44	11,907,565	4,691,893	549,556	970,532	18,803,395	0	19,670,332	56,593,273	57,500,513	42,210,030
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	24,768,281	11,524,884	7,322,066	6,817,915	63,583,395	0	33,624,555	147,641,096	134,185,406	118,215,898

ADOPTED BUDGET SUMMARY
City Name: GRIMES
Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE- ESTIMATED 2022	ACTUAL 2021
Revenues & Other Financing Sources											
Taxes Levied on Property	1	8,198,054	1,047,184		3,048,215	0			12,293,453	11,267,767	11,009,390
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	8,198,054	1,047,184		3,048,215	0			12,293,453	11,267,767	11,009,390
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			6,772,510					6,772,510	5,244,874	3,760,296
Other City Taxes	6	139,282	2,796,521		42,900	0			2,978,703	1,646,813	1,687,579
Licenses & Permits	7	616,500	0					0	616,500	601,050	850,136
Use of Money and Property	8	130,000	2,052	0	0	0	0	10,040	142,092	392,172	305,497
Intergovernmental	9	362,462	1,974,528	0	80,378	1,105,000		0	3,522,368	2,295,662	2,711,832
Charges for Fees & Service	10	492,300	0		0	0	0	11,355,812	11,848,112	9,946,641	12,442,786
Special Assessments	11	0	0		5,000	0		0	5,000	5,000	13,215
Miscellaneous	12	237,500	10,784		0	0	0	33,000	281,284	552,663	278,531
Sub-Total Revenues	13	10,176,098	5,831,069	6,772,510	3,176,493	1,105,000	0	11,398,852	38,460,022	31,952,642	33,059,262
Other Financing Sources:											
Total Transfers In	14	2,684,118	1,001,922	0	2,670,890	300,000	0	2,555,371	9,212,301	7,756,751	10,685,291
Proceeds of Debt	15	0	0	0	0	43,375,000		0	43,375,000	36,975,000	32,225,071
Proceeds of Capital Asset Sales	16	500	0	0	0	0	0	0	500	500	36,244
Total Revenues and Other Sources	17	12,860,716	6,832,991	6,772,510	5,847,383	44,780,000	0	13,954,223	91,047,823	76,684,893	76,005,868
Expenditures & Other Financing Uses											
Public Safety	18	4,884,842	928,501	0			0		5,813,343	5,488,376	4,939,907
Public Works	19	1,494,538	2,054,318	0			0		3,548,856	3,417,724	2,009,605
Health and Social Services	20	8,000	0	0			0		8,000	8,000	19,600
Culture and Recreation	21	2,489,264	428,869	0			0		2,918,133	2,492,227	1,833,376
Community and Economic Development	22	199,000	46,000	3,925,806			0		4,170,806	3,268,157	2,280,053
General Government	23	1,737,501	304,824	0			0		2,042,325	1,626,753	1,558,936
Debt Service	24	0	0	0	5,762,007		0		5,762,007	4,878,121	8,953,222
Capital Projects	25	0	0	0		57,603,800	0		57,603,800	43,003,700	21,703,359
Total Government Activities Expenditures	26	10,813,145	3,762,512	3,925,806	5,762,007	57,603,800	0		81,867,270	64,183,058	43,298,058
Business Type Proprietary: Enterprise & ISF	27							10,897,950	10,897,950	5,652,324	6,732,036
Total Gov & Bus Type Expenditures	28	10,813,145	3,762,512	3,925,806	5,762,007	57,603,800	0	10,897,950	92,765,220	69,835,382	50,030,094
Total Transfers Out	29	2,047,571	1,908,603	2,869,361	0	0	0	2,386,766	9,212,301	7,756,751	10,685,291
Total ALL Expenditures/Fund Transfers Out	30	12,860,716	5,671,115	6,795,167	5,762,007	57,603,800	0	13,284,716	101,977,521	77,592,133	60,715,385
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	0	1,161,876	-22,657	85,376	-12,823,800	0	669,507	-10,929,698	-907,240	15,290,483
Beginning Fund Balance July 1	33	11,907,565	4,691,893	549,556	970,532	18,803,395	0	19,670,332	56,593,273	57,500,513	42,210,030
Ending Fund Balance June 30	34	11,907,565	5,853,769	526,899	1,055,908	5,979,595	0	20,339,839	45,663,575	56,593,273	57,500,513

LONG TERM DEBT SCHEDULE - LT DEBT1
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
2015 Bond Issue	1	8,500,000	GO	06-0315	390,000	185,575	575,575	500		287,788	288,287
2016 Bond Issue	2	5,545,000	GO	05-0416	230,000	48,082	278,082	500		139,041	139,541
2017 GO Refunding (2009)	3	5,410,000	GO	04-0217	825,000	35,563	860,563	500		430,282	430,781
2018A GO Bond Issue	4	9,855,000	GO	06-0518	300,000	273,032	573,032	600		286,516	287,116
2019A GO Bond Issue	5	4,645,000	GO	06-0319	705,000	91,670	796,670	600		398,335	398,935
2020A GO Bond Issue	6	8,385,000	GO	06-1120	525,000	135,900	660,900	600		330,450	331,050
2020B GO Bond Refunding (2012)	7	3,890,000	GO	08-2420	290,000	70,860	360,860	600		180,430	181,030
2021A GO Bond Issue	8	8,585,000	GO	06-1121	450,000	278,600	728,600	600		364,300	364,900
2021B GO LOSST Bond Issue	9	3,755,000	GO	06-0921	140,000	113,150	253,150	600		253,750	0
SRF Drinking Water Loan D0276R 2013	10	2,147,019	NON-GO	05-0313	104,000	22,068	126,068	3,152		129,220	0
SRF Drinking Water Loan FS77-16-DWSRF-003	11	577,000	NON-GO	09-0216	26,000	7,263	33,263	1,037		34,300	0
SRF Jordan Well 2019 Loan	12	4,200,000	NON-GO	02-0419	187,000	64,050	251,050	9,150		260,200	0
SRF FS-77-18-DWSRF-016 (2) Tower	13	3,800,000	NON-GO	03-0919	163,000	60,970	223,970	8,710		232,680	0
SRF FS-77-18-DWSRF-016 (3) Water Main	14	1,559,000	NON-GO	05-0919	69,000	23,765	92,765	3,395		96,160	0
SRF FS-77-18-DWSRF-016 (4) Water Plant	15	21,990,000	NON-GO	12-0319	880,000	374,238	1,254,238	53,462		1,307,700	0
SRF Clean Water Loan C0777RT 2016	16	3,435,000	NON-GO	09-0116	159,000	44,520	203,520	6,360		209,880	0
2022A GO Bond Prelevy	17	6,100,000	GO	03-0222	669,475		669,475			0	669,475
	18		-				0				0
	19		-				0				0
	20		-				0				0
	21		-				0				0
	22		-				0				0
	23		-				0				0
	24		-				0				0
	25		-				0				0
	26		-				0				0
	27		-				0				0
	28		-				0				0
	29		-				0				0
	30		-				0				0
TOTALS					6,112,475	1,829,306	7,941,781	90,366	0	4,941,032	3,091,115

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2023	Interest Due FY 2023	Total Obligation Due FY 2023	Bond Reg./ Paying Agent Fees Due FY 2023	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	4,524,475	1,232,432	5,756,907	5,100	0	2,670,892	3,091,115
NON GO - TOTAL	1,588,000	596,874	2,184,874	85,266	0	2,270,140	0
GRAND - TOTAL	6,112,475	1,829,306	7,941,781	90,366	0	4,941,032	3,091,115

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2022 - June 30, 2023

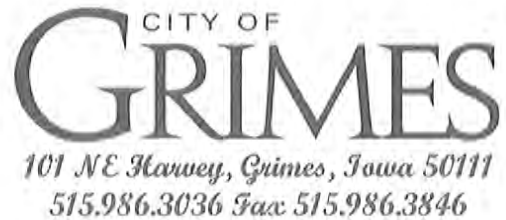
City of: GRIMES

The City Council will conduct a public hearing on the proposed Budget at: Grimes Community Center 410 SE Main St, Grimes Iowa Meeting Date: 3/22/2022 Meeting Time: 05:30 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				11.18908
The estimated tax levy rate per \$1000 valuation on Agricultural land is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 986-3036		City Clerk/Finance Officer's NAME Marcia Woodke		
		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
Revenues & Other Financing Sources				
Taxes Levied on Property	1	12,293,453	11,267,767	11,009,390
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	12,293,453	11,267,767	11,009,390
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	6,772,510	5,244,874	3,760,296
Other City Taxes	6	2,978,703	1,646,813	1,687,579
Licenses & Permits	7	616,500	601,050	850,136
Use of Money and Property	8	142,092	392,172	305,497
Intergovernmental	9	3,522,368	2,295,662	2,711,832
Charges for Fees & Service	10	11,848,112	9,946,641	12,442,786
Special Assessments	11	5,000	5,000	13,215
Miscellaneous	12	281,284	552,663	278,531
Other Financing Sources	13	43,375,500	36,975,500	32,261,315
Transfers In	14	9,212,301	7,756,751	10,685,291
Total Revenues and Other Sources	15	91,047,823	76,684,893	76,005,868
Expenditures & Other Financing Uses				
Public Safety	16	5,813,343	5,488,376	4,939,907
Public Works	17	3,548,856	3,417,724	2,009,605
Health and Social Services	18	8,000	8,000	19,600
Culture and Recreation	19	2,918,133	2,492,227	1,833,376
Community and Economic Development	20	4,170,806	3,268,157	2,280,053
General Government	21	2,042,325	1,626,753	1,558,936
Debt Service	22	5,762,007	4,878,121	8,953,222
Capital Projects	23	57,603,800	43,003,700	21,703,359
Total Government Activities Expenditures	24	81,867,270	64,183,058	43,298,058
Business Type / Enterprises	25	10,897,950	5,652,324	6,732,036
Total ALL Expenditures	26	92,765,220	69,835,382	50,030,094
Transfers Out	27	9,212,301	7,756,751	10,685,291
Total ALL Expenditures/Transfers Out	28	101,977,521	77,592,133	60,715,385
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-10,929,698	-907,240	15,290,483
Beginning Fund Balance July 1	30	56,593,273	57,500,513	42,210,030
Ending Fund Balance June 30	31	45,663,575	56,593,273	57,500,513



AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADINGS:

Resolution to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

SYNOPSIS:

The Urban Renewal Plan is being amended to incorporate the Wallace Farm Park Project area. The amendment allows the City to utilize tax increment property tax revenues for any project that may be completed within this area.

FISCAL IMPACT:

It is anticipated that the City's use of tax increment property tax revenues will not exceed \$1,200,000, plus any interest expense incurred for the Project, which may be subject to annual appropriation.

PREVIOUS COUNCIL ACTION(S):

Council set a date for a public hearing on the Urban Renewal Plan Amendment at their regular meeting on February 22, 2022.

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval

HEARING ON AND APPROVAL OF 2022
AMENDMENT TO THE GRIMES URBAN
RENEWAL AREA

419952-85

Grimes, Iowa

March 22, 2022

The City Council of the City of Grimes, Iowa, met on March 22, 2022, at 5:30 o'clock, p.m., at the Grimes Community Center, 410 SE Main Street, in the City for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area," seconded by Council Member _____. After due consideration, the Mayor

put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO.03-2422

Resolution to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Grimes, Iowa (the "City"), by prior resolution established the Grimes Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which authorizes the undertaking of a new urban renewal project (the "Project") in the Urban Renewal Area consisting of using tax increment financing to pay the costs of the City's Wallace Farm Park Project; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on March 22, 2022; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Polk County and the Dallas Center-Grimes Community School District; the consultation meeting was held on the 2 day of March, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The Project proposed under the Amendment conforms to the general plan for the development of the City;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 22, 2022.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

CITY OF GRIMES, IOWA
URBAN RENEWAL PLAN AMENDMENT
GRIMES URBAN RENEWAL AREA

March, 2022

The Urban Renewal Plan (the “Plan”) for the Grimes Urban Renewal Area (the “Urban Renewal Area”) of the City of Grimes, Iowa (the “City”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Wallace Farm Park Project

Name of Urban Renewal Area: Grimes Urban Renewal Area

Date of Council Approval of Program: March 22, 2022

Description of Program: The City will undertake the Wallace Farm Park Project (the “Project”) on certain City-owned property (the “Property”) situated at 402 SE 6th Street in the Urban Renewal Area.

The Project will consist of the construction of improvements on the Property including (i) the demolition and preservation of building materials; (ii) the construction and extension of trails systems; (iii) grading and shaping of earth for the preservation of open space for public gatherings; (iv) the construction of park roads and parking lots, storm sewer and lighting; (v) the construction of shelters and public gathering spaces; (vi) the construction of storm water improvements; (vii) the construction of sanitary sewers, sanitary sewer service lines, water mains and water main service lines; (viii) the construction of active park playground equipment; and (ix) the installation of signage.

The completed Project will have a positive impact on the commerce and economic development in the Urban Renewal Area through the provisions of enhanced recreational amenities.

Description of Use of TIF: It is anticipated that the City will pay for the Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In either case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Project will not exceed \$1,200,000, plus any interest expense incurred by the City on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental

property tax revenues for the funding of the Project and alternative development and funding options for the Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that the provision of superior parks and recreational facilities is essential to the economic development of the City. Constructing new parks in the City will positively impact commerce, growth and development in the Urban Renewal Area. Promoting other types of development on the Property to the exclusion of the Project will not meet the public need being addressed by the Project.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist the City in paying the costs of the Project because such Revenues have been allocated to other projects in the City.

* General Fund: The City's General Fund reserves are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund reserves to aid in paying the costs of the Project without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City does not have authority to levy a debt service tax for general obligation indebtedness for the Project. It is not feasible for the City to acquire the authority, either through full referendum or reverse referendum, to issue general obligation indebtedness for the Project without the ability to assure the voting public that tax increment financing will be available to assist with the funding. The use of tax increment financing will lessen the burden on individual tax payers that would result from an increase in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives.

* Utility Surpluses: The City does not have identified surpluses in its sewer and water utility funds that could aid in the funding of the Project.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$ 87,826,878</u>
Outstanding general obligation debt of the City:	<u>\$ 51,667,818</u>
Proposed maximum indebtedness to be incurred in connection with this March, 2022 Amendment:*	<u>\$ 1,200,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

STATE OF IOWA
COUNTIES OF DALLAS AND POLK
CITY OF GRIMES

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Grimes, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Grimes Urban Renewal Area in the City of Grimes, Iowa.

WITNESS MY HAND this 22nd day of March, 2022.

City Clerk Rochelle Williams



101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING: New Grimes Public Library - Elevator – Public Hearing and Award of Construction Contract.

SYNOPSIS: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on March 15, 2022 and the following are the results:

Bid Package #9 – Elevator

Kone, Inc. - \$144,000.00

This bid package for the elevator portion of the New Grimes Public Library was previously bid with the rest of the bid packages back in December. Going through the process of getting the contract and bonds ready, it was discovered that the low bidder for this part of the construction had submitted a contingent bid and was declared non-responsive. The second bidder pulled their bid because it was missing some items, so here we are with the results of the re-bidding of this work.

Notification of this bid package was sent out to 5-6 local contractors specializing in this type of construction. As shown above, there was only one bidder that submitted a bid for this work and they were not one of the 2 bidders from the first round. Weitz said that of the 2 bidders from the first round, one couldn't agree with the standard contract language and the other one could not meet the specifications. Kone, Inc. has an office in Des Moines and was the design basis for the elevator on this project. Weitz is very comfortable utilizing them for this portion of the New Grimes Public Library project.

The bid results showed that there was not very much interest or a lack of contractors that specialize in this type of work. The bid was over the engineer's estimate for this work, which was \$100,000. This was most likely due to the factors that we have mentioned on other projects that have bid recently, like supply chain issues and labor/workforce shortages.

This project is being constructed under a format with the City of Grimes contracting with Weitz as the construction manager and Jake Christensen as the owner's representative. We then directly contract with each portion of the construction, as seen above with this bid package for the elevator. This



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method of construction is a little different then what we have used in the past, but is supposed to keep construction costs down and the construction schedule on track.

FISCAL IMPACT: This portion of the project came in over the cost estimate at \$144,000.00. This project is being funded through various mechanisms including: local option sales tax, general obligation bonds and multiple grants.

PREVIOUS COUNCIL ACTION(S): Approval of Professional Services Agreements for Architect, Construction Manger & Owner's Representative; Approval of resolution setting the dates for the public hearing and bid letting.

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff recommends that the City Council holds the public hearing and approves the three resolutions, as stated above.

Alts 1, 2, 3, 5, 7 & 8 required to meet obligations with the grant.

[illegible]

Council Member _____ introduced the following Resolution entitled "RESOLUTION AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR THE NEW GRIMES PUBLIC LIBRARY – ELEVATOR", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 03-3322

RESOLUTION AUTHORIZING CONSTRUCTION CONTRACT AND BOND
FOR THE NEW GRIMES PUBLIC LIBRARY – ELEVATOR

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, STATE OF IOWA:

That the construction contract and bonds executed and insurance coverages for the construction of certain public improvements described in general as the New Grimes Public Library – Elevator, and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor:	<u>Kone, Inc.</u>
Amount of bid:	<u>\$144,000.00</u>
Portion of project:	<u>BP 09 Elevator</u>

PASSED AND APPROVED this 22nd day of **March**, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NEW GRIMES PUBLIC LIBRARY – ELEVATOR", and moved:

☐ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at _____ .M. on _____, 202_, at this place.

Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 03-3222

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NEW GRIMES PUBLIC LIBRARY – ELEVATOR

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, STATE OF IOWA:

Section 1. That the following bid for the construction of certain public improvements described in general as the New Grimes Public Library – Elevator, described in the plans and specifications heretofore adopted by this Council on March 22, 2022, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor:	<u>Kone, Inc.</u>
Amount of bid:	<u>\$144,000.00</u>
Portion of project:	<u>BP 09 Elevator</u>

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 22nd day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NEW GRIMES PUBLIC LIBRARY – ELEVATOR", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 03-3122

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NEW GRIMES PUBLIC LIBRARY – ELEVATOR

WHEREAS, on the 22nd day of February, 2022, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the New Grimes Public Library – Elevator; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, STATE OF IOWA:

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 22nd day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

Meeting: March 22, 2022

AGENDA HEADING:

Resolution Authorizing Development Agreement Negotiation – Rock Creek Investments Medical Park

SYNOPSIS:

In early 2021, Rock Creek Investments approached the City regarding a proposal to construct a medical office park in the City of Grimes. The proposed location of the medical office park is a 30-acre parcel, located at the NW corner of SE 54th ST and 100th Street.

Rock Creek Investments is an entity who constructs and owns specialty medical office developments in central Iowa. In this particular case, the proposal would include the construction of a specialized surgery center, imaging centers, and administrative offices. Future phases may include expansions to the aforementioned uses, and clinic facilities.

In 2019, the City of Grimes developed a standardized incentive policies and procedures. In this particular case, Rock Creek Investments would qualify for the Office Incentive Policy. This policy was developed to attract high quality office developments, which create jobs and user trips during the daytime and positively impact the service and hospitality industry.

The base commercial office incentive is a 10-year incentive, that offers 100% rebate in years 1-6 and slides in year 7-10. In addition to the base incentive offered, Rock Creek Investments has asked for a supplemental payment, consistent with the value of parkland that they intend to deed to the City. This parkland will allow for the expansion of the disc golf course that is currently under design and anticipated to be constructed yet this year. The expected supplemental payment totals \$140,000 and would be spread out over the final 3 years of the rebate.

Staff has reviewed the overall concept and request, and find that it will positively impact the community of Grimes. Grimes residents will benefit from the daytime employment and user trips, access to high quality health care, and expanded park system.

FISCAL IMPACT:

N/A



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515.986.3036 Fax 515.986.3846*

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT NEGOTIATION – ROCK
CREEK INVESTMENTS MEDICAL PARK

WHEREAS, the City of Grimes (the “City”) has developed the Grimes Economic Development Policies and Procedures (the “Policies”), and

WHEREAS, Rock Creek Investments, LLC has requested an economic development incentive to allow for the construction of medical office park in Grimes (the “Medical Park”); and,

WHEREAS, City staff have reviewed the project and determined that construction of the Medical Park will result in a positive impact to the Grimes Community, including jobs, access to high quality health care, and expanded park land; and,

WHEREAS, it is recommended that the project be considered for economic development incentives and the necessary development agreements be drafted in accordance with the Policies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

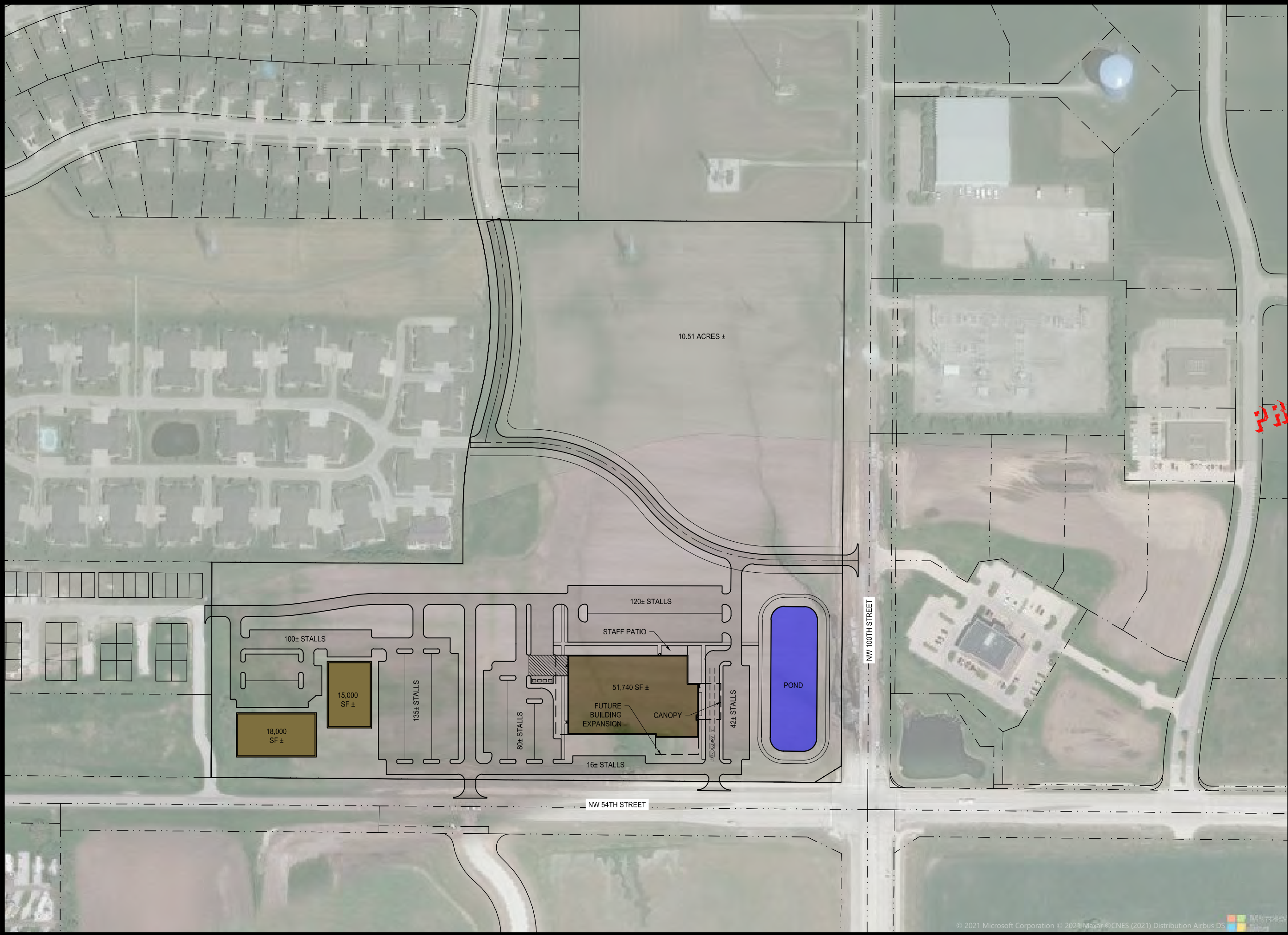
1. That the necessary Development Agreements be drafted.
2. That the necessary Urban Renewal Proceedings be initiated.

PASSED AND APPROVED this ____ day of March, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



McCLURE™
ENGINEERING CO.

building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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PRELIMINARY

**GRIMES
CONCEPTUAL
MASTER PLAN**

GRIMES, IOWA
TBD
JANUARY 2022
REVISIONS

.....

ENGINEER
T. SMITH

CHECKED BY
C. SMITH

DRAWING NO.

DRAWN BY
TLS

FIELD BOOK NO.

SHEET NO.

1



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Grimes Tree Farm Phase 2 Site Plan Amendment

SYNOPSIS:

The applicant is requesting approval of a site plan amendment to construct a new greenhouse located at 4400 West 1st Street, and is also the site for Bentley Ridge Tree Farm & Nursery. The site plan amendment will provide an additional 11,700 square foot greenhouse, and provide additional parking spaces to the north and east portions of the site. The site is located within the C-2 zoning district and the Transportation Corridor Mixed Use Development Overlay District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Grimes Tree Farm Site Plan - 2018

BOARD/COMMISSION ACTION(S):

Planning and Zoning Commission recommended approval – 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Grimes Tree Farm Phase 2 site plan amendment subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: March 1st, 2022
RE: Grimes Tree Farm Phase 2 – Site Plan Amendment

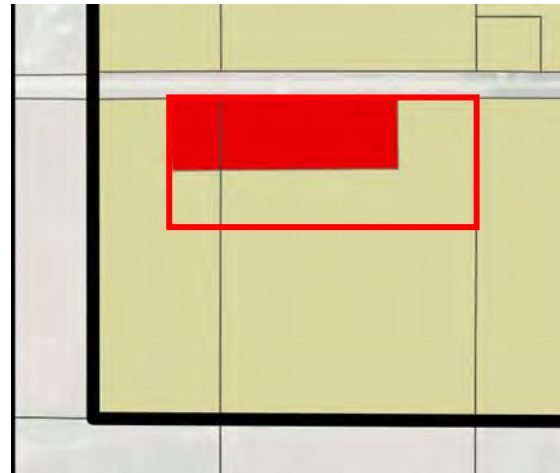
GENERAL INFORMATION:

Applicant:	South 44 Farms LLC
Requested Action	Site Plan Amendment
Location	4400 W 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Medium Density Residential	A-1 and C-2
North	Vacant	Medium Density Residential and Neighborhood Commercial	A-1
South	Vacant	Low Density Residential	A-1
East	Vacant	Mixed Use 1 and High Density Residential	A-1
West	Vacant	Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a site plan amendment for to construct a new greenhouse to be located at 4400 West 1st Street. This site is known as the Bentley Ridge Tree Farm & Nursery. The original site plan was approved in 2018. The site plan amendment will provide an additional 11,700 square foot greenhouse, as well as new driveways. The site is located within the C-2 zoning district and the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:*Building/Elevations:*

The greenhouse will be built upon an existing portland cement concrete slab, and will be a galvanized framework consisting of 14-foot walls made of green metal and clear glass. The roof will consist of clear polycarbonate. The staging and retail space will be enclosed with six-foot chain link fencing. A sidewalk and planting areas will be installed in the outdoor storage and display area at the rear of the greenhouse, and will have covered via a shade cloth.

Site Layout:

The site will be accessed from an existing driveway off of Highway 44. Future pedestrian connectivity will be provided along Highway 44. Parking will be provided at the front and east side of the building, with a loading dock located to the rear of the outside staging and retail area. The loading dock can be accessed via a gate through the eastern parking lot.

Two of the existing cold frame buildings located at the southeast corner of the site, will be relocated to the southwest corner of the site.

No pole mounted light fixtures are proposed, as business hours during the summer will remain in daylight. Hours during the winter will close by 3 p.m.

Parking:

The site will provide sixty-six parking spaces, including three accessible spaces. Parking for the site is calculated per 250 square feet of gross floor area. Two additional raised islands will be

located upon entry to the parking lot, and one between the east side parking stalls. This will allow bordering to ensure pedestrian safety and proper movement of vehicles.

Landscaping/Streetscape:

Due to the property being located within the Transportation Corridor Mixed Use Development Overlay District, a three-foot tall landscape barrier made of bloomerang purple lilac trees and little devil ninebark shrubs are planted between the right-of-way and parking lot. Foundation plantings and trees are planted along the front and sides of the building within each parking island.

The fire hydrant and FDC located at the front of the existing building will not be blocked by any landscaping.

Utilities:

A new six-inch service line will be installed for a sprinkler system, and will run from an existing domestic line from the original building to the new greenhouse. Fire hydrants will be located at the edge of the existing west gate, and within the center and eastern parking islands.

Drainage tile will be installed under granular surfacing within the detention pond. Water will drain into ST-100 and drain into the NW basin. Drainage from the outdoor display area will also drain in ST-100 and into the NW basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the Site Plan Amendment for Grimes Tree Farm Phase 2, subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 1, 2022~~

~~February 15, 2022~~

~~March 4, 2022~~

March 8, 2022

Civil Design Advantage

Attn: Dean Roghair

4121 NW Urbandale Dr

Urbandale, IA 50322

RE: Grimes Tree Farm Site Plan Amendment

Dear Mr. Roghair:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the Grimes Tree Farm. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Staff will contact Xenia about water connection.~~
- ~~2. Please provide as-builts upon project completion.~~

Cover Sheet:

- ~~1. Label required vs provided open space.~~

Sheet 2.0:

- ~~1. Update the City standard notes. Current notes are provided.~~

Sheet 3.0:

- ~~1. There are two labels for the existing zoning boundary on the west side of the site.
Which is correct?~~
- ~~2. Label ADA parking signage.~~
- ~~3. Are two of the Cold Frame buildings planned to be removed? Are they planned to be
relocated elsewhere onsite? Show location.~~

- ~~4. How does the loading dock work? Will there need to be a gate on the north side?~~
- ~~5. Label tapping sleeve and valve at watermain connection.~~
- ~~6. Provide valve on water service 5' from building.~~

Sheet 4.0:

- ~~1. Label cross slopes on the ADA parking ramp.~~
- ~~2. Label slope and cross slope of ADA parking space.~~

Sheet 5.0:

- ~~1. Are standpipes going to be needed in any of the three basins?~~
- ~~2. It is recommended to add stockpile stabilization and sediment controls.~~

Sheet 6.0:

- ~~1. You call out plugging the end of a 15" storm sewer pipe with flowable mortar. Staff suggests either removal of pipe back to structure or installing an intake structure in the parking lot. How do you propose to cap and fill the intake?~~
- ~~2. Please verify if the new building will run the domestic water off of the original building or if they are going to run a new domestic water line to the addition. The plans call out for a 6" water service, is this for a sprinkler system?~~
- ~~3. Please show where all points of building egress will be located on the new addition.~~

Sheet 7.0

- ~~1. Please add trees to the new landscape island near the site entrance.~~

Architecture:

- ~~1. Please label the height of the greenhouse.~~
- ~~2. Please label the materials used.~~

Stormwater Management Plan (SWMP)

- ~~1. Site Characteristics section should be updated for three basins.~~
- ~~2. What is the purpose of the third basin on the south side? Is this basin intended for future development?~~
- ~~3. Site Characteristics, Post-Development: Is the owner Accurate Development or South 44 Farms, LLC?~~
- ~~4. Update pre-development runoff summary table. Drainage Basins 1 and 2 are only DB 1 EX and DB 2 EX, it is not the entire drainage basin. Or if the intent is to just show those 2 subareas, then rename the "Discharge Points"~~
- ~~5. Design standards should be updated to current ISWMM and SUDAS. Report states 2007 for ISWMM, and 2018 for SUDAS.~~
- ~~6. Dry bottom detentions do not provide WQv treatment as per ISWMM 9.01. Some other method needs to be used to treat the WQv. (i.e. Infiltration basin/trench, vegetated swale, hydrodynamic separator....)~~
- ~~7. CPv is required. The requirement to not provide CPv if it is less than 2 cfs was removed from the manual in 2020.~~
- ~~8. Update intake and storm sewer spreadsheet to names shown on SP. Include all proposed sewers and structures.~~
- ~~9. Maps: Not all of DB 2 enters the storm sewer. There appears to be a large area on the east side the sheet flows to the ravine. The storm sewer spread sheet has a smaller area listed as well. DB 2 does not match DA 103.~~
- ~~10. Provide signed final SWMP.~~

Site Plan

- ~~1. Sheet C6.1: ST 2, 5, and 8 have rim elevations lower than side openings.~~

SWPPP

- ~~1. Please provide a SWPPP.~~
2. Sign Owner Certification Statement.

3. Page 21 point 11. Concrete washout- Add contain washout water and solids in a leak proof container so the material does not reach the soil surface and migrate into surface waters or the ground water
4. Page 21 point 18. Remove “Begin home construction”
5. Please provide dewatering information.
6. The contractor/ subcontractor certification statements need to be signed.
7. Provide Affidavit of Publication.
8. Provide IDNR Letter of Authorization.
9. Watershed Quality Assessment Report for North Raccoon Watershed, Was this meant to be part of this SWPPP? We should be part of the Walnut Creek watershed.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~February 7, 2022~~
~~February 21, 2022~~
~~March 11, 2022~~
March 15, 2022
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: March 1, 2022 at 5:30 at the Grimes City Hall

COUNCIL MEETING: March 22, 2022 at 5:30 at the Grimes City Hall

Please feel free to contact me at mmannel@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Molly Mannel
Assistant Planner

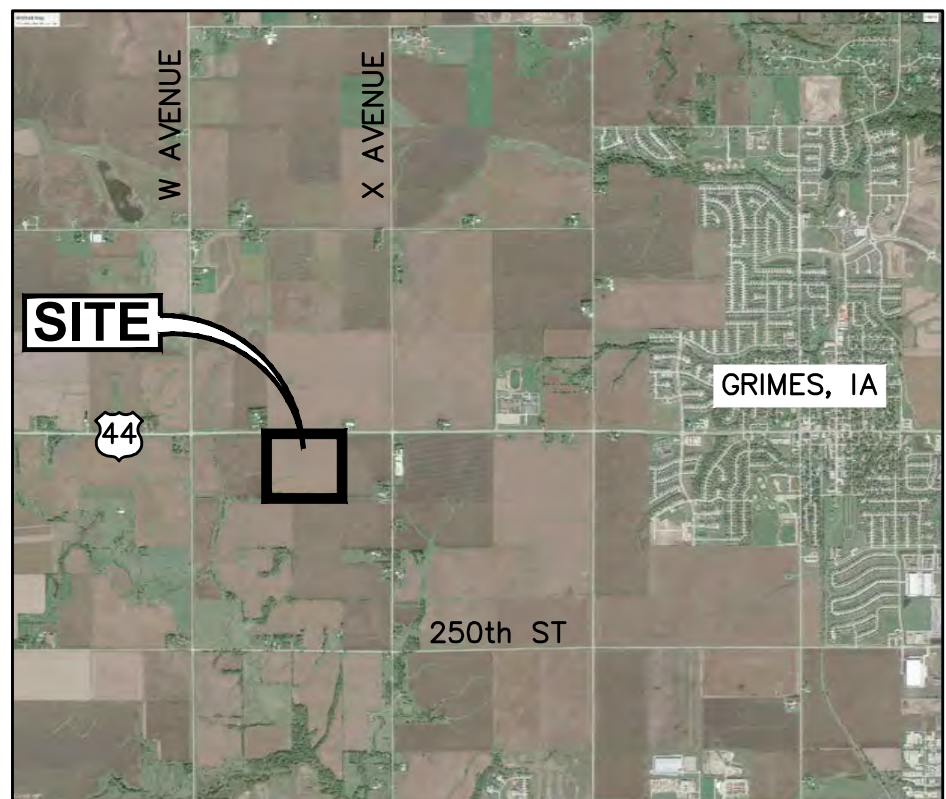
SITE PLAN FOR:

GRIMES TREE FARM

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



SITE PLAN LEGAL DESCRIPTION

THE NORTH 370 FEET OF THE EAST 200 FEET OF THE EAST HALF OF THE NORTHEAST FRACTION QUARTER OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH 370 FEET OF THE WEST 357 FEET OF THE NORTHWEST FRACTION QUARTER OF THE NORTHEAST FRACTIONAL QUARTER ALL IN SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT THE IOWA HIGHWAY 44 RIGHT OF WAY.

ADDRESS

4400 W. 1ST STREET

PROPOSED USE

RETAIL GARDEN CENTER AND SHADED LANDSCAPE AREAS

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	NOTES AND DETAILS
3.0-3.1	DIMENSION PLAN
4.0-4.1	GRADING PLAN
5.0	EROSION AND SEDIMENT CONTROL PLAN
6.0-6.1	UTILITY PLAN
7.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	_____
LOT LINE	— — — — —
SECTION LINE	— — — — —
CENTER LINE	— — — — —
RIGHT OF WAY	- - - R/W - - -
PERMANENT EASEMENT	- - - P/E - - -
TEMPORARY EASEMENT	- - - T/E - - -
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S — S — S
STORM SEWER	ST — ST
STORM SERVICE	ST — ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W — W
SAWCUT (FULL DEPTH)	
SILT FENCE	

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV — — — —
GAS MAIN	G — — — —
FIBER OPTIC	FO — — — —
UNDERGROUND TELEPHONE	T — — — —
OVERHEAD ELECTRIC	OE — — — —
UNDERGROUND ELECTRIC	E — — — —
FIELD TILE	TILE — — — —
SANITARY SEWER W/ SIZE	8"S — — — —
STORM SEWER W/ SIZE	15" RCP — — — —
WATER MAIN W/ SIZE	8"W — — — —

OWNER/ APPLICANT

SOUTH 44 FARMS LLC
9500 UNIVERSITY AVENUE
WEST DES MOINES, IA 50266
PH. (515) 327-0800
FX. (515) 327-0900

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: DEAN ROGHAI
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

PROPERTY IS ALSO WITHIN THE HIGHWAY 44 TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

DEVELOPMENT SUMMARY

SITE PLAN AREA: 3.81 ACRES (166,136 SF)

SETBACKS:

FRONT: 25'
SIDE: 0'
REAR: 25'

OPEN SPACE CALCULATION:

SITE PLAN AREA: = 166,136 SF
BUILDING = 3,600 SF
GREENHOUSE = 11,700 SF
VEHICLE PAVEMENT = 60,705 SF
SIDEWALKS/ DISPLAY = 15,622 SF
OPEN SPACE PROVIDED = 74,509 SF (45%)

OPEN SPACE REQUIRED = 16,614 SF (10%)

PARKING:

1 SPACE PER 250 SF OF GROSS FLOOR AREA
3,600 SF BUILDING + 11,700 SF GREENHOUSE

TOTAL REQUIRED = 62 SPACES
TOTAL PROVIDED = 66 SPACES

ACCESSIBLE SPACES REQUIRED = 3 SPACES
ACCESSIBLE SPACES PROVIDED = 3 SPACES

DATE OF SURVEY

MAY 21, 2018

BENCHMARKS

CAPPED REBAR ON SOUTH SIDE OF HWY 44 @
CENTERLINE DRIVE SOUTH.
ELEVATION=1007.85

NW CORNER OF CONCRETE SLAB @ NW CORNER
OF JAZZWOOD(X AVE) & HWY 44.
ELEVATION=1004.68

CONSTRUCTION SCHEDULE

SPRING 2022



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2110756

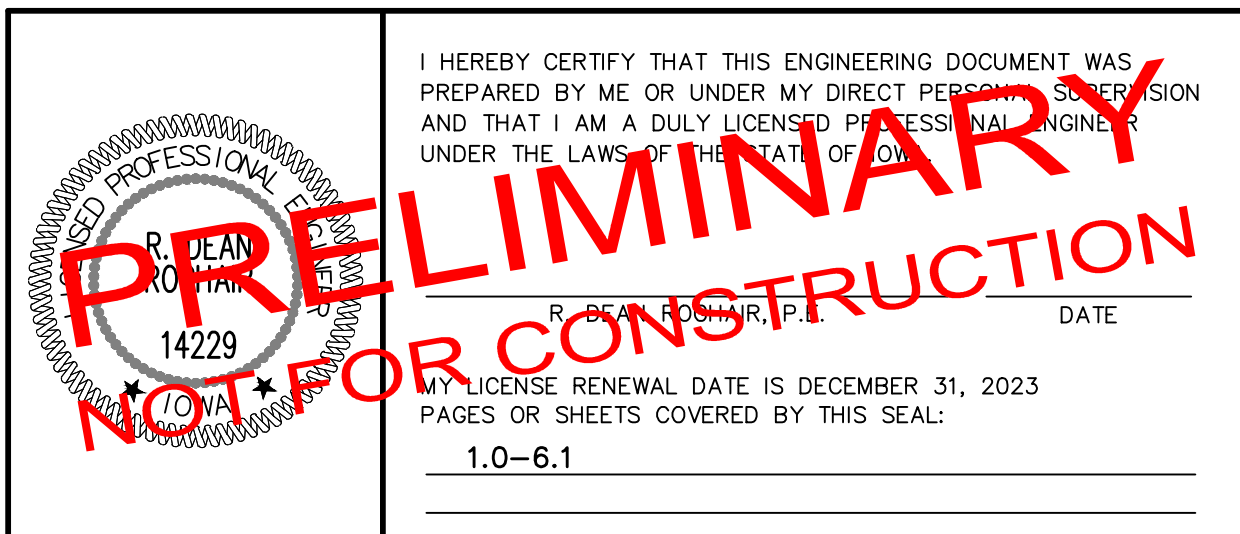
SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 01/14/2022
-SITE PLAN SUBMITTAL TO CITY #2: 02/06/2022
-SITE PLAN SUBMITTAL TO CITY #3: 02/17/2022

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



1. SIDEWALKS	4" P.C.C.
2. DRIVES	7" P.C.C.
3. PARKING SPACES	6" P.C.C.



1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY PRACTICES.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. AND ADJACENT TO ANY SEWERS, CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. THE CONSTRUCTION OF ANY R.O.W. EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. ALL CURBS, PLACEMENTS, PAVEMENT, SIDEWALKS AND BUILDING, PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISPLACED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. ALL TRUCKS, TRAILERS, AND OTHER EQUIPMENT SHALL BE KEPT OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SURF TOPS SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. NO DUMPSTERS / ENCLOSURES ARE PROPOSED AT THIS TIME. TRASH WILL BE INTERNALLY HANDLED.

1. General Notes:

- a. All work shall be done in accordance with the current version of the Iowa Statewide Urban Design and Specifications for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
- b. A preconstruction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact City of Grimes Engineering Dept. (515.986.4050).
- c. All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
- d. The Developer and/or Contractor shall be responsible to provide the City of Grimes with Record Drawings of all improvements as per City standard procedures.
- e. Typical Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump
- f. A Knox box is required by the fire department and shall be obtained at Knoxbox.com.
- g. All site lighting shall not spill onto adjacent properties or right-of-ways.
- h. Provide a 4-year maintenance bond for all public improvements

- a. The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
- b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
- c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
- d. All sanitary sewer manholes shall have steps.
- e. All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
- f. All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
- g. Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

a. All fire hydrants shall be American Fire Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2" bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.

b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.

c. A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.

d. All valves shall be resilient wedge gate valves.

e. Water service shall be 1-inch residential, 2" Commercial minimum type K copper.

f. Proposed Water Main shall be pressure tested and chlorinated by the Developer. The filling of the water main shall be done by the City of Grimes. The Bacteria test and submittal of test to lab shall be done by the Developer and results provided to the City of Grimes Engineering Dept. and by FAX to US Water at 515-986-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.

g. All watermain fittings to be restrained joint, Mega-lug or approved equal.

a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
c. The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all tiles.
d. Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
e. Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

a. All signage shall be supplied and installed by the Developer.

b. All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. VENT PIPES BETWEEN STORM SEWER AND SANITARY SEWER PIPES SHALL BE A MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED ACCURATE ON THE PLANS. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL, THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS AND FORM GRADES (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MINIMUM 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 7/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



GRIMES TREE FARM PHASE 2
NOTES AND DETAILS

2.0

2110756



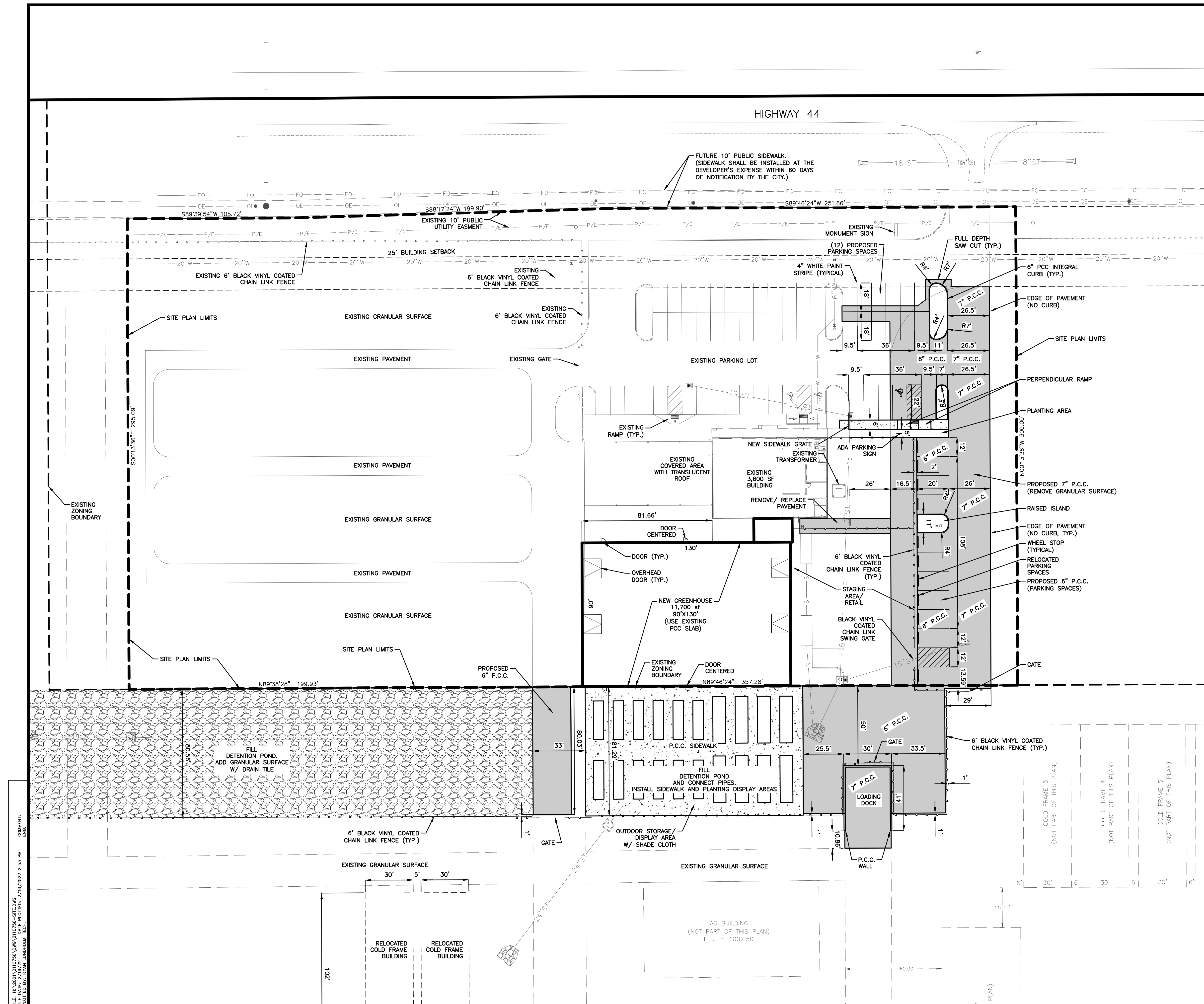
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

3405 S.E. CROSSROADS DRIVE., SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/17/22
SITE PLAN SUBMITTAL #2	02/06/22
SITE PLAN SUBMITTAL #1	01/14/22

ENGINEER:

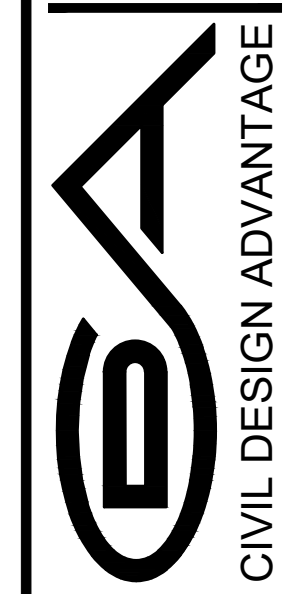
TECH:



REVISIONS		DATE
	SITE PLAN SUBMITTAL #3	02/17/22
	SITE PLAN SUBMITTAL #2	02/06/22
	SITE PLAN SUBMITTAL #1	01/14/22

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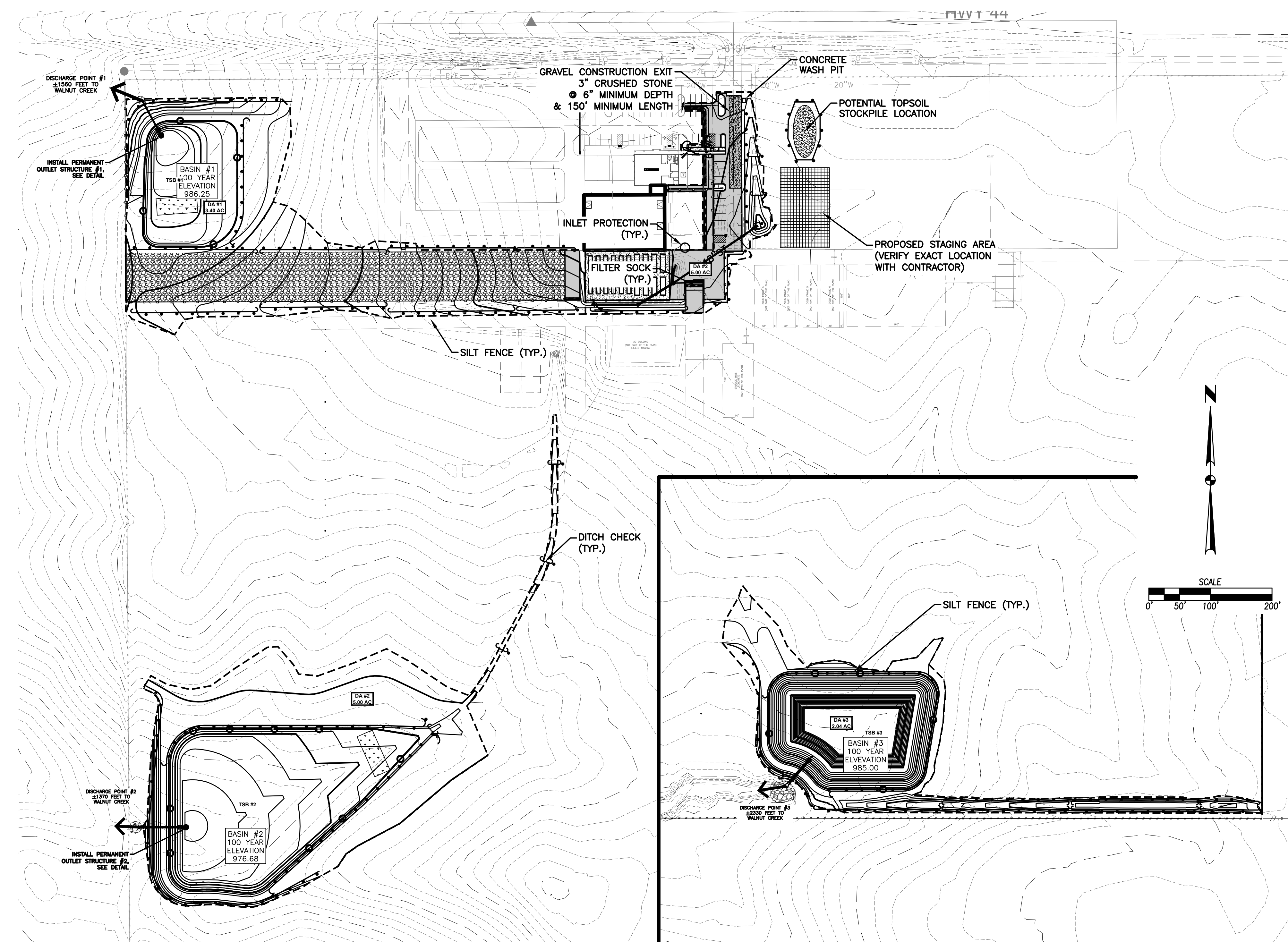
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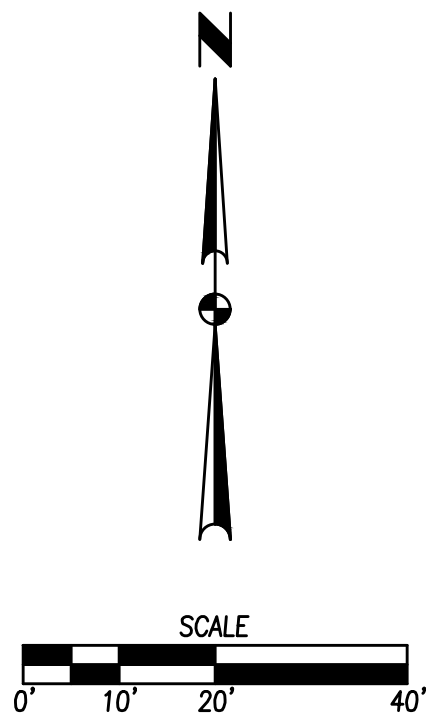


GRIMES TREE FARM PHASE 2

DIMENSION PLAN (30 SCALE)

3.0
2110756



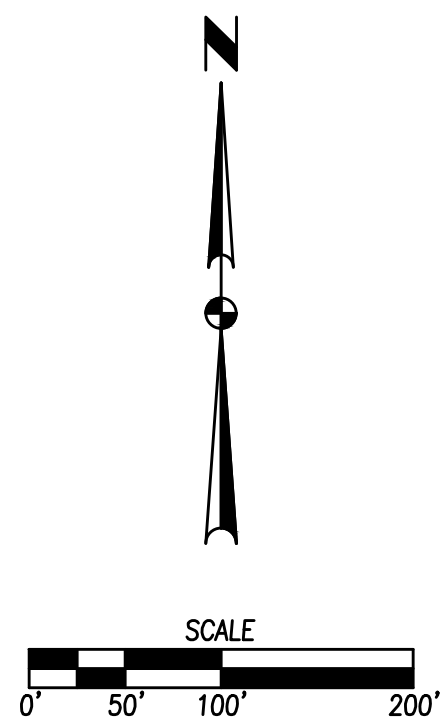
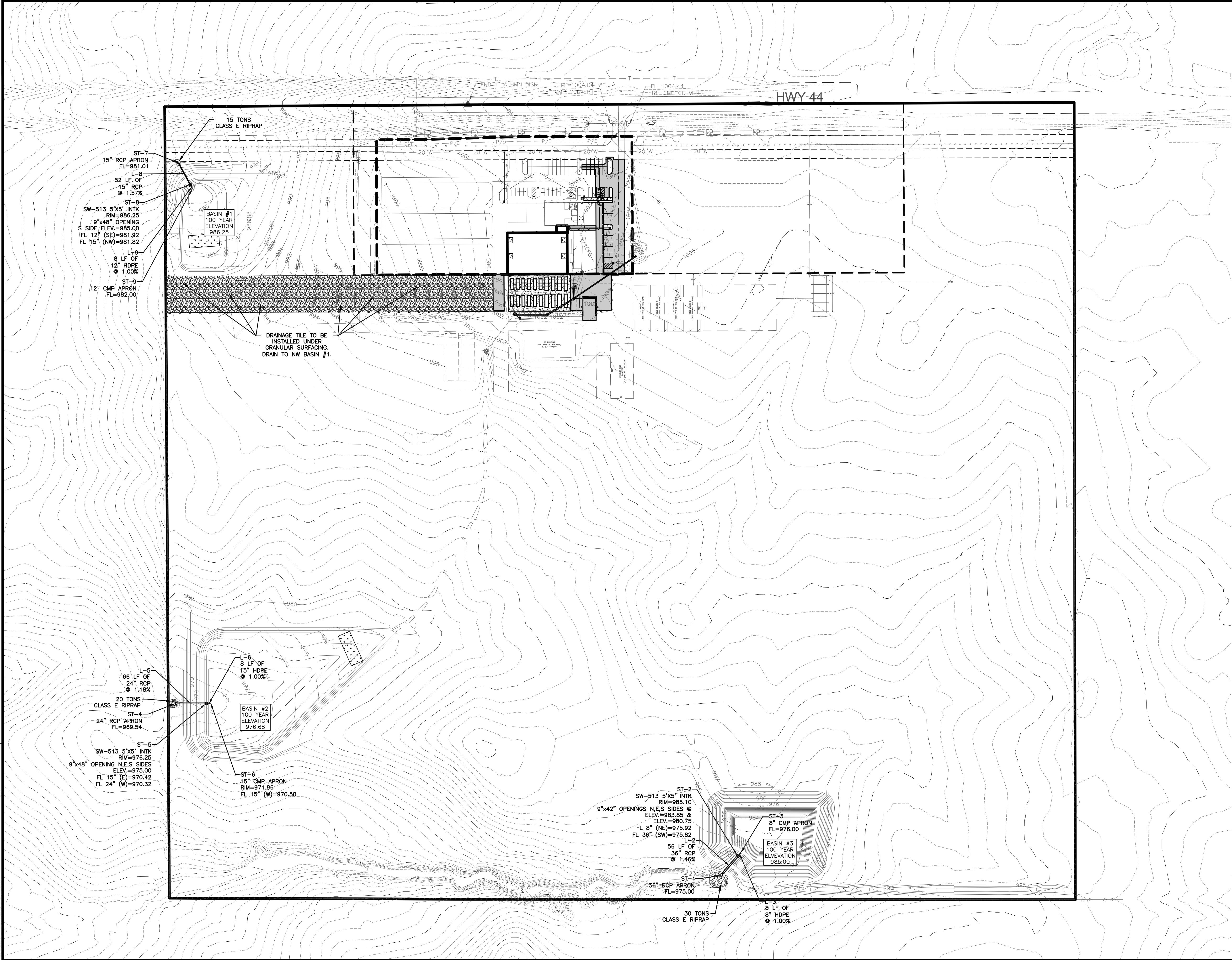
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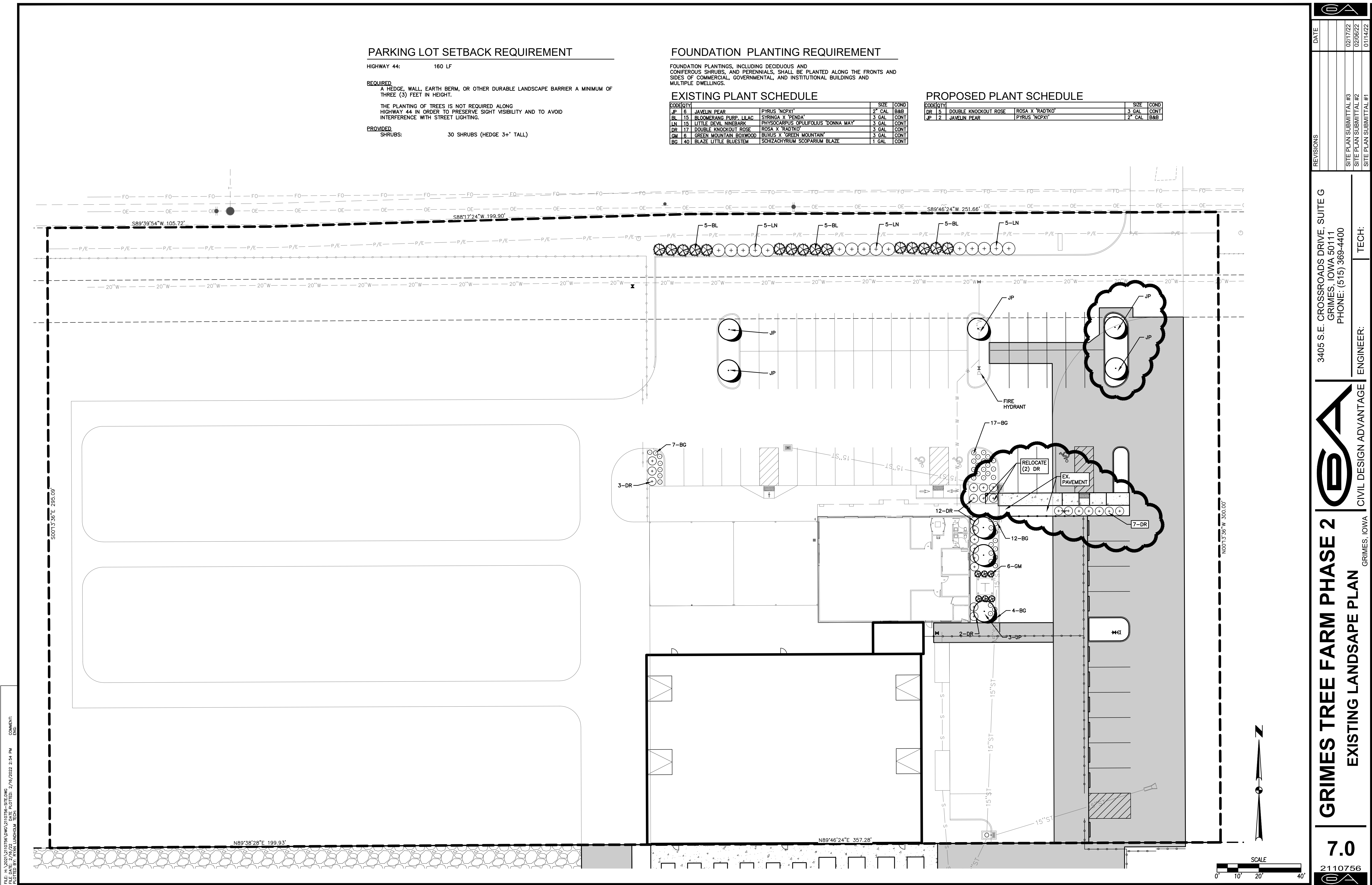
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CASE 2

GRIMES, IOWA

6.0
2110756





PARKING LOT SETBACK REQUIREMENT

HIGHWAY 44: 160 LF

REQUIRED:
A HEDGE, WALL, EARTH BERM, OR OTHER DURABLE LANDSCAPE BARRIER A MINIMUM OF THREE (3) FEET IN HEIGHT.

THE PLANTING OF TREES IS NOT REQUIRED ALONG HIGHWAY 44 IN ORDER TO PRESERVE SIGHT VISIBILITY AND TO AVOID INTERFERENCE WITH STREET LIGHTING.

PROVIDED:
SHRUBS: 30 SHRUBS (HEDGE 3+\' TALL)

FOUNDATION PLANTING REQUIREMENT

FOUNDATION PLANTINGS, INCLUDING DECIDUOUS AND CONIFEROUS SHRUBS, AND PERENNIALS, SHALL BE PLANTED ALONG THE FRONTS AND SIDES OF COMMERCIAL, GOVERNMENTAL, AND INSTITUTIONAL BUILDINGS AND MULTIPLE DWELLINGS.

EXISTING PLANT SCHEDULE

CODE	QTY		SIZE	COND
JP	6	JAVELIN PEAR	PYRUS \'NCPX1\'	2" CAL B&B
BL	15	BLOOMERANG PURP. LILAC	SYRINGA X \'PENDA\'	3 GAL CONT
LN	15	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS \'DONNA MAY\'	3 GAL CONT
DR	17	DOUBLE KNOCKOUT ROSE	ROSA X \'RADTKO\'	3 GAL CONT
GM	6	GREEN MOUNTAIN BOXWOOD	BUXIS X \'GREEN MOUNTAIN\'	3 GAL CONT
BG	40	BLAZE LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM BLAZE	1 GAL CONT

PROPOSED PLANT SCHEDULE

CODE	QTY		SIZE	COND
DR	5	DOUBLE KNOCKOUT ROSE	ROSA X \'RADTKO\'	3 GAL CONT
JP	12	JAVELIN PEAR	PYRUS \'NCPX1\'	2" CAL B&B

DATE

02/17/22

02/06/22

01/14/22

REVISIONS

SITE PLAN SUBMITTAL #3

SITE PLAN SUBMITTAL #2

SITE PLAN SUBMITTAL #1

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

TECH:

ENGINEER:

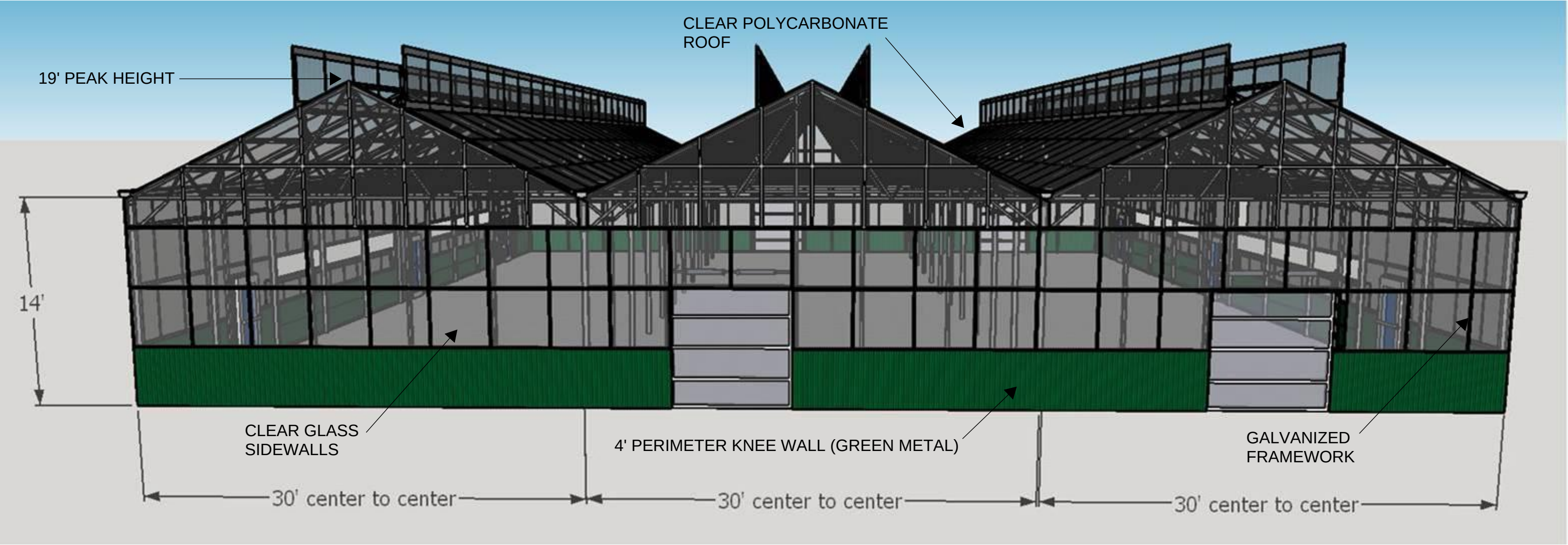
GRIMES TREE FARM PHASE 2

EXISTING LANDSCAPE PLAN

7.0

2110756

GRIMES TREE FARM GREENHOUSE
EAST ELEVATION VIEW





*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Willow Hills North – Preliminary Plat

SYNOPSIS:

The applicant is requesting approval of a preliminary plat for the Willow Hills North development, which will allow for the future subdivision of the 40-acre property. The plat will consist of 91 single-family lots and 7.5 acres for parkland with a detention pond. The parkland and all streets within the development will be public and dedicated to the City with the final plat.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Rezone – 2021

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Willow Hill North preliminary plat subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: Willow Hills North – Preliminary Plat

GENERAL INFORMATION:

Applicant:

Willow Hills North, LLC

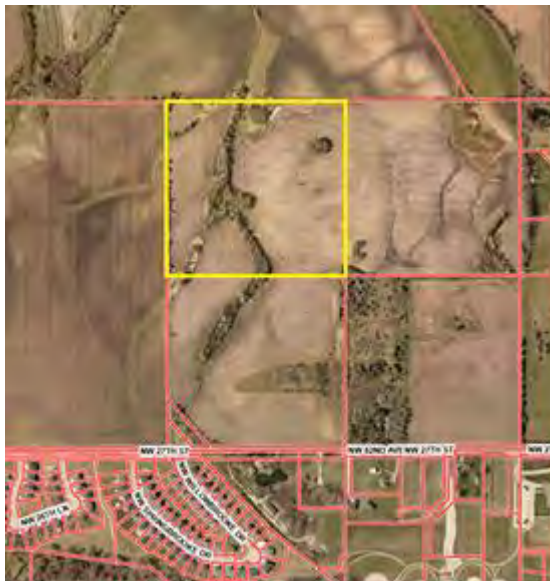
Requested Action

Preliminary Plat

Location

Generally located north NW 27th St and the Willow Hills subdivision

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Urban Reserve	R-1 & R-2
North	Vacant	No designation assigned	Polk County Agricultural District
South	Single-Family	Low Density Residential	R-1
East	Vacant	Urban Reserve	Polk County Agricultural District
West	Vacant	Urban Reserve	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a preliminary plat for the Willow Hills North development, which will allow for the future subdivision of the 40-acre property. The plat will consist of 91 single-family lots and 7.5 acres for parkland with a detention pond. The parkland and all streets within the development will be public and dedicated to the City with the final plat.

ANALYSIS:

The preliminary plat shows two access points from the south that will connect to the streets within the Willow Hills subdivision. Six future street connections are provided to the east, west, and north to connect to future development. Trail will connect to the existing trail around the Willow Hills pond and run north through the parkland and eventually continue north with future development.

Sanitary sewer and water for the development will connect to the existing mains within the Willow Hills subdivision and to the existing sanitary sewer that runs to the lift station northeast of the development. Utilities will be extended to the plat boundary to provide connections to future development. The detention basin will be a wet basin and designed for public fishing.

STAFF RECOMMENDATION:

Staff would recommend approval of the Willow Hill North preliminary plat subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

February 4, 2022
February 24, 2022

McClure Engineering

Attn: Jake Becker

1360 NW 121st Street

Clive, IA 50325

RE: Willow Hills North Preliminary Plat

Dear Mr. Becker.

The Development Services Department is in receipt of a proposed Preliminary Plat for Willow Hills. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Please update street names as provided. **We had a mistake on the address sheet. Please update to NW Beechwood Drive, instead of Street.**
2. ~~Provide sidewalk ramps out to the street where the trails connect to the sidewalks.~~
3. Staff is evaluating the stream bank/tree area to determine if any shaping and stabilization will be required prior to issuing COs.
4. Please keep as many trees on Outlot W as possible.

Sheet 1

1. Please note the Zoning Change and Development Agreement, and provide book/page. **Book/page will be provided once signed agreement is recorded.**

Sheet 2

1. ~~Please note that the existing turn-around easement is to be abandoned upon completion of the project.~~
2. Please provide book and page for all existing easements. **Provide book and page for storm sewer easement on the north side of Willow Hills. BK 18896 PG 150-154**

- ~~3. Please label existing water service size.~~
- ~~4. Please label existing sanitary sewer size and any structures.~~
- ~~5. Please label and call out any existing fencing on the properties.~~

Sheet 3

- ~~1. Please loop water main from the end of the cul-de-sac to NW 33rd Street. If you offset the sanitary in the 35-foot easement, you can fit both in the same easement, however it may need to run east along Lot 12 to avoid conflicts with the storm sewer.~~
- ~~2. Please provide off-site easements for the storm sewer and sanitary extension on SE 33rd to the west, as well as the storm to the north of the subdivision.~~
3. Please adjust the Storm Sewer Easement between Lots 63/64 and 34/35 to include overland flowage, assuming the overflow path for the intake is to the basin. **Label easement on west side of the basin.**
- ~~4. Please revise the storm sewer cross-run at Lot 42 to avoid a conflict with the sanitary sewer.~~
- ~~5. Please provide street light locations.~~
6. Please provide mail box pad locations. **The mailbox pads will need ramps. Staff would suggest coordinating the mailbox pad location with the sidewalk ramps at the trail locations.**
7. Provide temporary turn around and easement at the east end of NW 33rd St. **The fire department and garbage utility need a place to turn around. This location was suggested since the developer is proposing to develop the property to the west and is likely easier to obtain an easement in this location.**
8. **Please provide phasing lines or a separate phasing sheet.**
9. **Please renumber Lot 57 (NW corner) to match proposed phasing.**
10. **For all street stubs, extend the street paving, sidewalks and utilities to the property line.**
11. **It appears the sanitary sewer line is not drawing correctly. Some sections are missing. Please revise.**

12. At the NW corner, it looks like an outlet is shown. Is it the applicant's intent to purchase the property to the west? If not, staff would suggest creating one large lot rather than an outlet to avoid maintenance issues of the outlet and create unnecessary space between lots.
13. Please show all utilities in the same color. The preliminary plat needs to show all utilities for the project and should not show improvements in phases. The construction drawing will show the utilities to be constructed with each phase.

Sheet 4

- ~~1. Please provide street light locations.~~
- ~~2. Please provide mail box pad locations.~~
- ~~3. Please shift trail between Lots 48/49 so that it runs straighter to the west. Staff is trying to preserve the area between the trail and Willow Hills Plat 2 for a possible playground.~~

Sheet 5

1. Please provide off site easements for the storm sewer, sanitary extension and water extensions. Provide offsite easement for sanitary at the NW corner of the site or move to the property line.

Sheet 6

- ~~1. Please provide an overflow path between Lots 63/64~~
- ~~2. Please provide an overflow path between Lots 12/13~~
- ~~3. Please note on the plans where sidewalk/ROW will need to be depressed to allow for overflow areas and require details on construction drawings.~~
4. Please grade Outlots W straight through east west, and provide a graded path down for future trail. Please revise as requested. Staff is evaluating this area to potentially be a trail head with parking in the future.
- ~~5. Please label swale percentages on plans.~~
- ~~6. Please provide a minimum 15-foot maintenance shelf from the property lines around the basin.~~

- ~~7. Please provide off site grading easements for Bauman property.~~
- ~~8. Please revise the pond grading to increase the depth to allow for public fishing.~~
- ~~9. Staff is concerned about the point source discharge on Lot 78 to the north. Has this been evaluated with the property owner? At a minimum, outlet protection will need to be provided. Please detail.~~

Stormwater Management Plan (SWMP)

- ~~1. Provide forebays and calculations for both ponds.~~
- ~~2. East Basin: Please model future condition as laid out in ISWMM Ch. 3.01-5. C.2.e, "Scenario 'C'".~~
3. Provide final signed report

Site Plan (SP)

1. Sheet 6: Make sure overflow route to the north is lower than the trail and rear yard swale to the east. This can be addressed during construction drawing stage.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 9, 2022 (1 PDF of Preliminary Plat)
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

Please feel free to contact me at apfaltzgraff@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,



Alex Pfaltzgraff

Development Services Director

ENGINEER/SURVEYOR

WILLOW HILLS NORTH LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IOWA 50023
(712) 540-3756
C/O: ERIC BOHNENKAMP

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
jbecker@mecresults.com
ATTN: JAKE BECKER

R-1: PHASE 1: 1, 14-15, 27
PHASE 2: 12-29
PHASE 3: 1-28

R-2*: PHASE 1: 2-13, 16-26
PHASE 2: 1-11, 30-36
PHASE 3: NONE

*CERTAIN ADDITIONAL REQUIREMENTS APPLY TO PARTICULAR R-2 LOTS WHERE THEY ARE ACROSS FROM R-1 LOTS. SEE BULK REGULATIONS BELOW FOR DETAILS.

SEE REZONING AND ASSOCIATED DEVELOPMENT AGREEMENT IN BK XXX PG XXX.

R-1: SEE LOT BREAKDOWN ABOVE

FRONT SETBACK = 35'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 35'
LOT WIDTH = 75' MINIMUM
LIVING AREA = 1,600 SF ONE STORY
= 1,800 SF ONE AND ONE HALF STORY
= 2,000 SF TWO STORY OR GREATER
GARAGE SIZE = 3 CAR

R-2 LOTS ACROSS FROM R-1:

PHASE 1: LOTS 2, 13, 16, 26

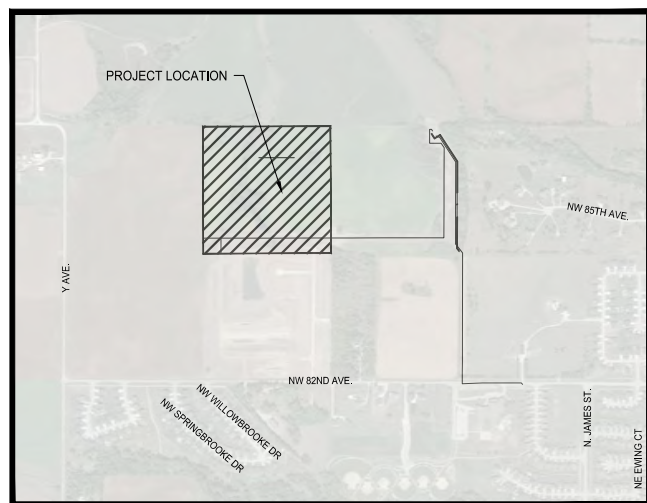
PHASE 2: LOTS 1-11, 31-36

FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'
LOT WIDTH = 70' MINIMUM
MAXIMUM HEIGHT = 35'
LIVING AREA = 1,450 SF ONE STORY
= 1,650 SF ONE AND ONE HALF STORY
= 1,800 SF TWO STORY
GARAGE SIZE = 3 CAR

R-2 LOTS ACROSS FROM R-2:

PHASE 1: LOTS 3-12, 17-25
PHASE 2: NONE

FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'
LOT WIDTH = 70' MINIMUM
MAXIMUM HEIGHT = 35'
LIVING AREA = 1,350 SF ONE STORY
= 1,650 SF ONE AND ONE HALF STORY
= 1,650 SF TWO STORY
GARAGE SIZE = 2 OR 3 CAR

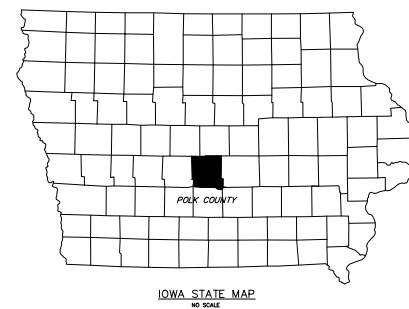


VICINITY MAP

NOT TO SCALE

WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA



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Clive, Iowa 50325
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fax 515-964-2370

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THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

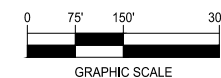
1. THIS PRELIMINARY PLAT SHOWS DEPICTS CERTAIN IMPROVEMENTS ON THE PROPERTY EAST OF THIS SUBJECT PROPERTY AS FUTURE IMPROVEMENTS. SAID FUTURE IMPROVEMENTS ARE WITHIN GROUND THAT IS NOT ANNEXED IN TO THE CITY OF GRIMES AS OF THE DATE OF THIS PRELIMINARY PLAT, THUS ARE NOT OFFICIALLY PART OF THIS PRELIMINARY PLAT. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES AS THEY RELATE TO THE IMPROVEMENTS PROPOSED BY THIS PRELIMINARY PLAT. FUTURE ANNEXATION, ZONING, AND PLATTING PROCEDURES WILL BE NEEDED FOR THE PROPERTY EAST OF THIS PRELIMINARY PLAT.
2. OUTLOTS Z AND Y ARE INTENDED FOR FUTURE LOTS UPON THE DEVELOPMENT OF THE PROPERTY EAST OF THIS PRELIMINARY PLAT. THE DEVELOPER INTENDS TO RETAIN SAID OUTLOTS UNTIL THAT TIME.
3. OUTLOTS X AND W ARE INTENDED FOR CITY PARK DEDICATION.
4. OUTLOT ## ARE INTENDED FOR DRAINAGE CONVEYANCE.
5. LETTERED STREET LOTS A, B, AND C ARE INTENDED FOR DEDICATION OF PUBLIC ROW.
6. STREETS ARE PULLED BACK IN ORDER TO PROVIDE CONVEYANCE OF SIGNIFICANT VOLUME OF OFF-SITE STORMWATER RUNOFF ON THE EAST SIDE OF THE PROPERTY LINE. THE PORTIONS OF THE SWALES ACROSS THE ROW WOULD BE TEMPORARY UNTIL THE PROPERTY TO THE WEST DEVELOPS.

Sheet List Table		
Sheet No.	Sheet Title	Sheet Description
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS AND SURVEY CONTROL
3	PP-03	GENERAL LAYOUT AND DIMENSION PLAN NORTHEAST
4	PP-04	GENERAL LAYOUT AND DIMENSION PLAN SOUTH
5	PP-05	GENERAL LAYOUT AND DIMENSION PLAN NORTHEAST
6	PP-06	GRADING PLAN NORTH
7	PP-07	GRADING PLAN SOUTH

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	1/21/2022	CITY SUBMITTAL #1
2	2/23/2022	CITY SUBMITTAL #2; REVISIONS PER CITY COMMENTS DATED 2/4/2022
3		
4		
5		
6		
7		
8		



NORTH

WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, I
210851

CURRENT VERSION DATE:
2/23/2022

ENGINEER
J BECKER

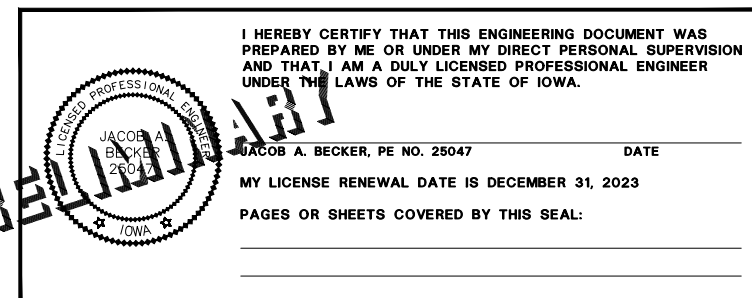
DRAWN BY
B. FLAHERTY

CHECKED BY

FIELD BOOK NO.

DRAWING NO. PP-01 SHEET NO. 1 /

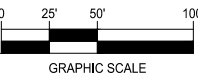
ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF GRIMES.



GENERAL LAYOUT
AND DIMENSION
PLAN NORTH



NORTH



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
2/23/2022

ENGINEER
J. BECKER

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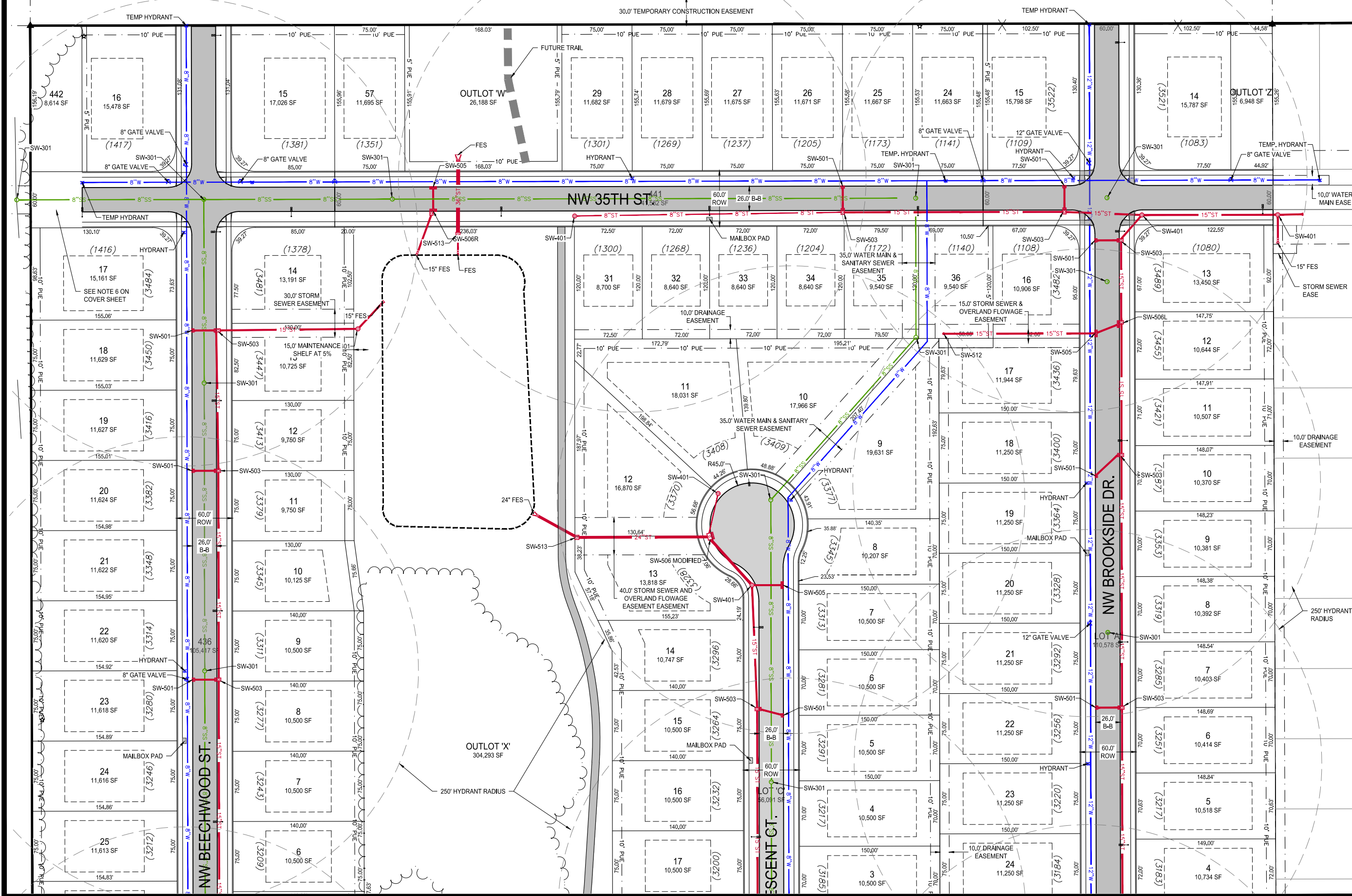
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DRAWING NO.

PP-03

SHEET NO.

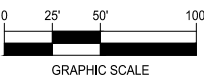
3 / 7



GENERAL LAYOUT
AND DIMENSION
PLAN SOUTH



NORTH



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

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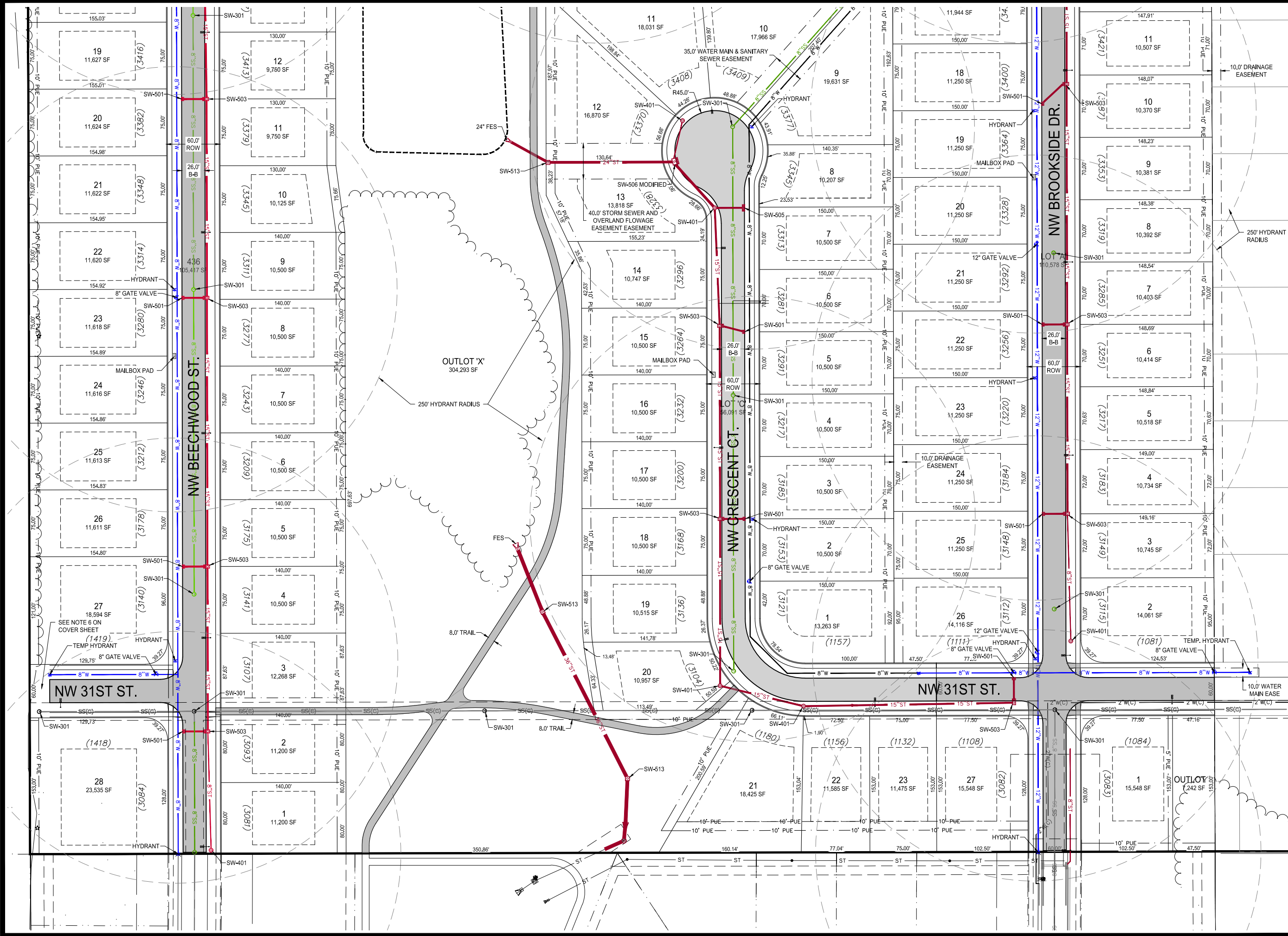
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FIELD BOOK NO.

DRAWING NO.

SHEET NO.

PP-04 4 / 7



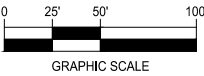
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GENERAL LAYOUT
AND DIMENSION
PLAN NORTH EAST



NORTH



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

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2/23/2022

ENGINEER
J. BECKER

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B. FLAHERTY

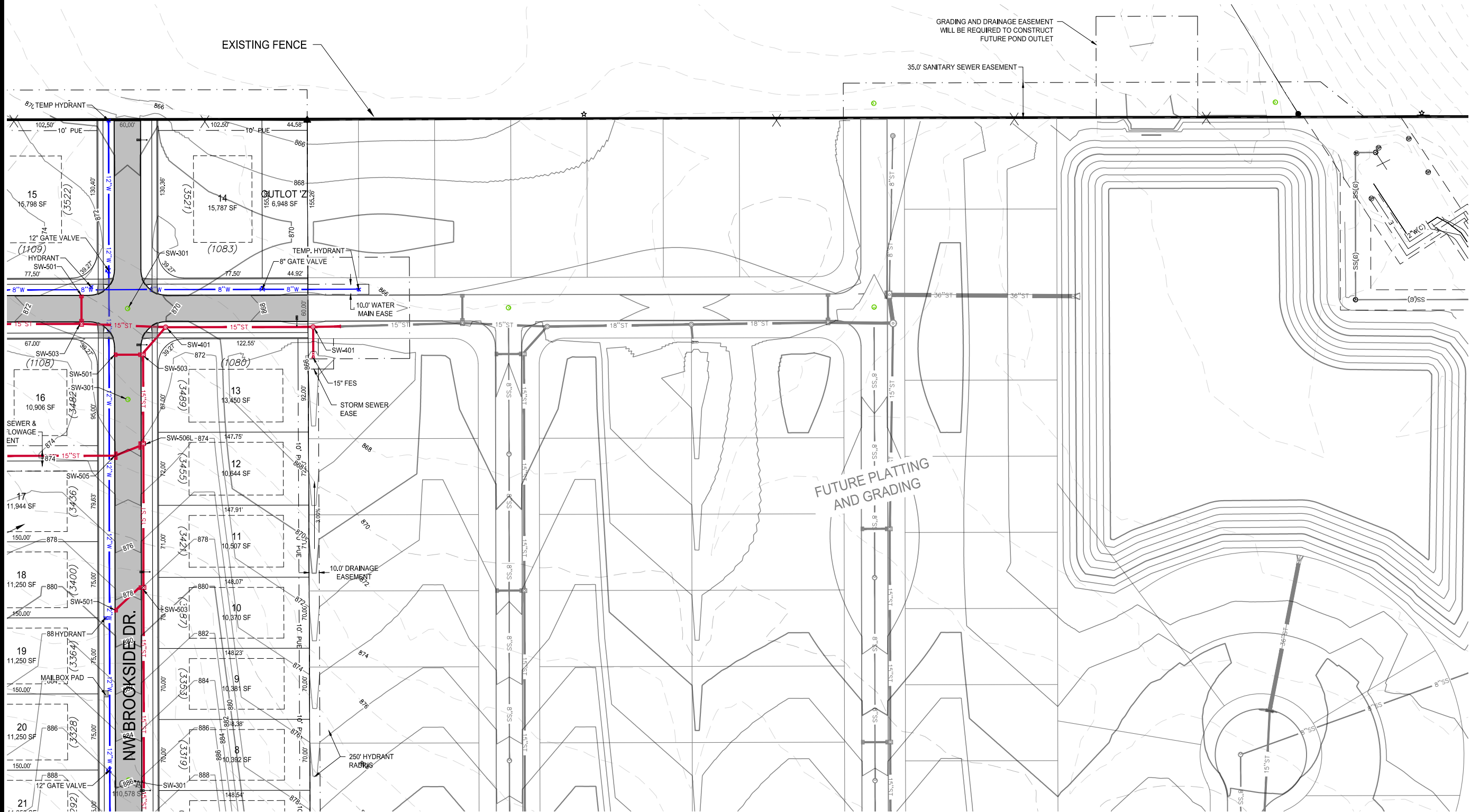
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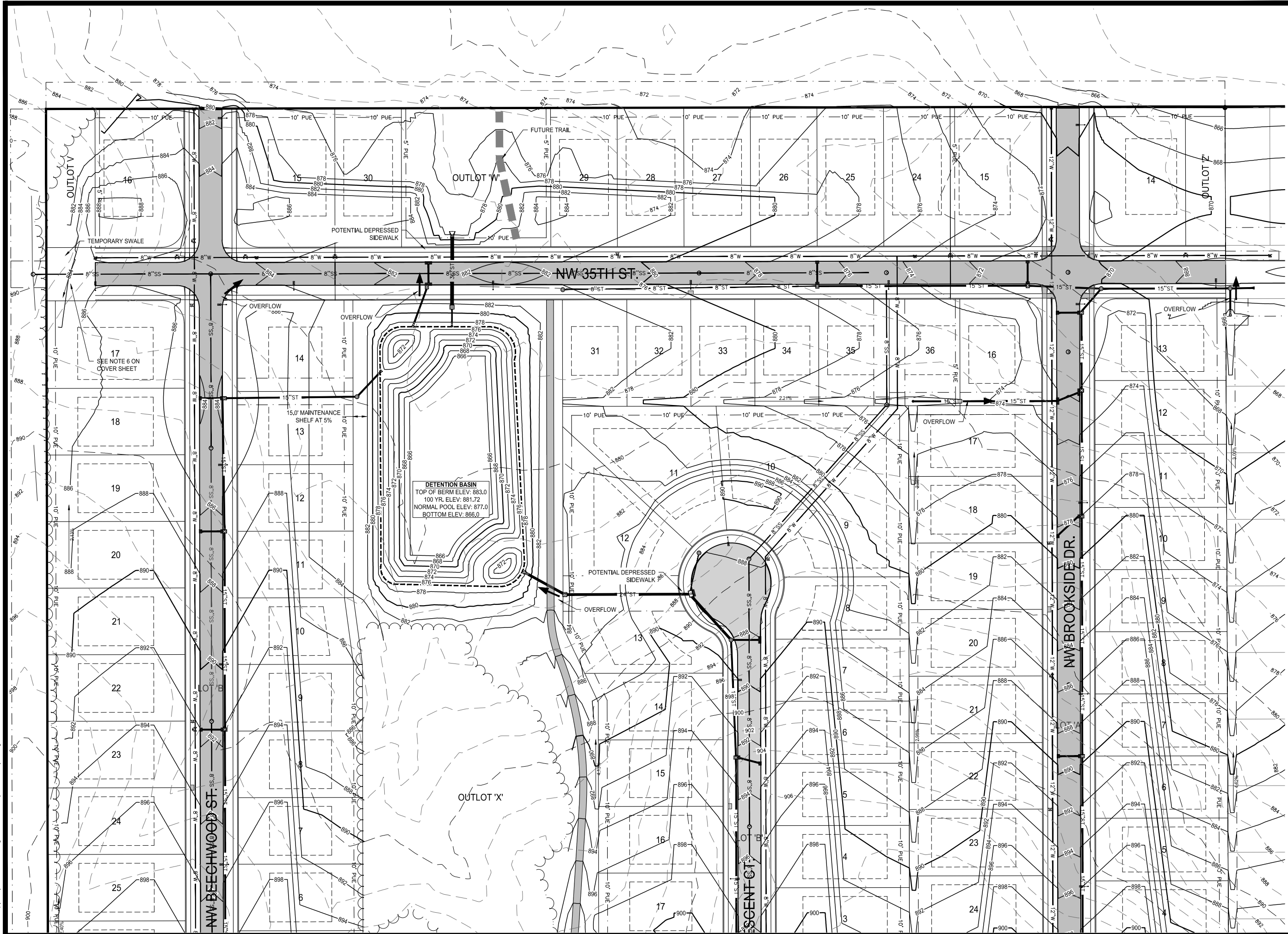
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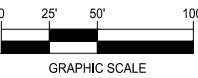
SHEET NO.

PP-05 5 / 7





GRADING PLAN
NORTH



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
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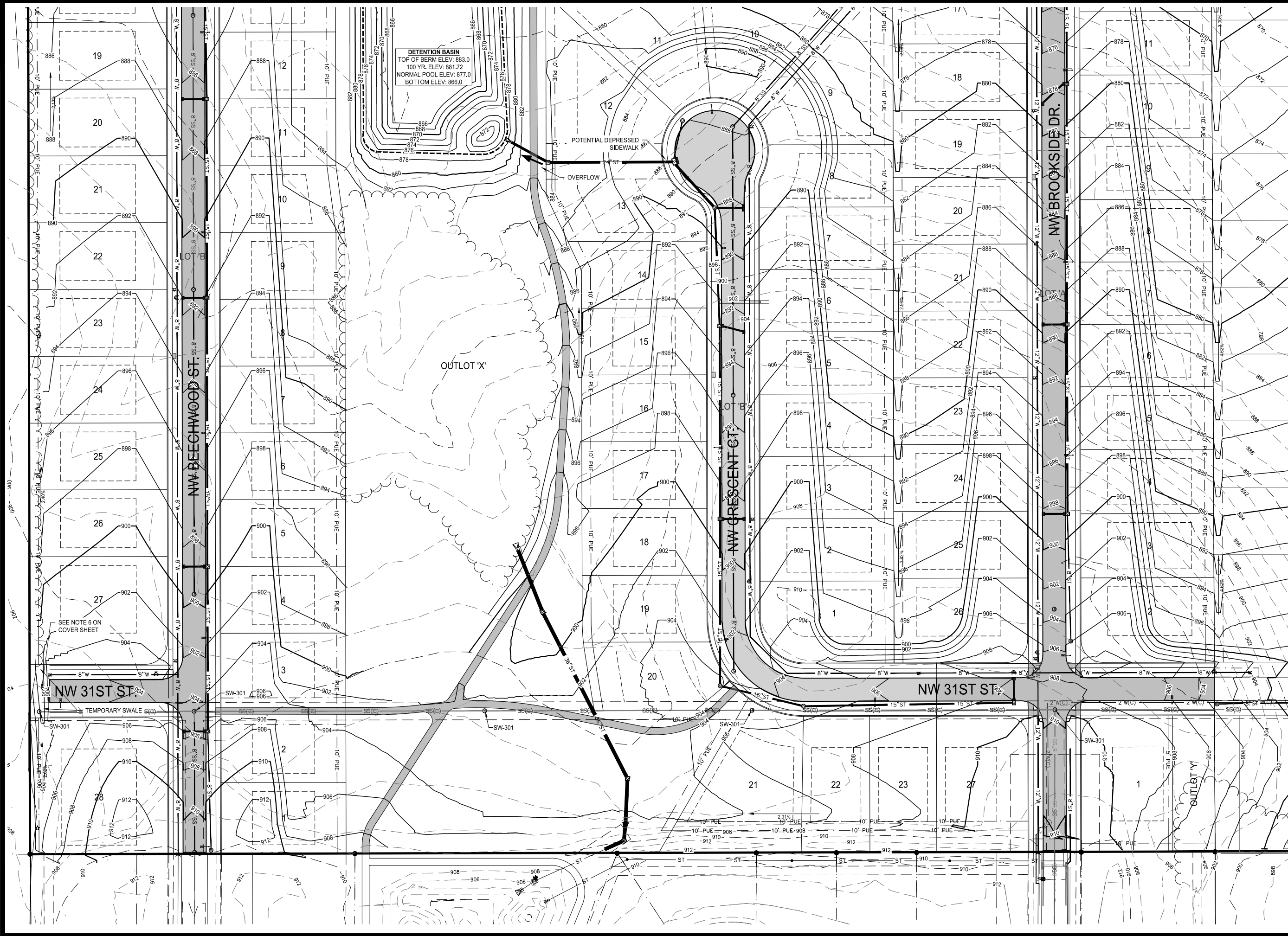
FIELD BOOK NO.

DRAWING NO.

SHEET NO.

PP-06

6 / 7



DETENTION BASIN
TOP OF BERM ELEV: 883.0
100 YR. ELEV: 881.72
NORMAL POOL ELEV: 877.0
BOTTOM ELEV: 866.0

OUTLOT 'X'

OUTLOT 'Y'

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515-964-1229
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GRADING PLAN



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT VERSION DATE:
2/23/2022

ENGINEER J. BECKER	DRAWN BY B. FLAHERTY
CHECKED BY	FIELD BOOK NO.

DRAWING NO. PP-07	SHEET NO. 7 / 7
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\\mccclure\proj\Projects\210851\Drawings\Civil\Plan\Pre\Willow Hills North Preliminary Plat.dwg 2/23/2022 1:24 PM



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

West Metro Industrial – Preliminary Plat

SYNOPSIS:

The applicant is requesting approval of a preliminary plat for the West Metro Industrial, which will allow for the future subdivision of the 78.64-acre property. The plat will consist of four lots for industrial development and two public streets to be dedicated to the City with the final plat: SE Park Drive and the missing segment of SE 41st Street.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Rezone – 2021

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the West Metro Industrial preliminary plat subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: West Metro Industrial – Preliminary Plat

GENERAL INFORMATION:

Applicant:

ATI Grimes Industrial Holdings, LLC

Requested Action

Preliminary Plat

Location

Located south of SE 37th Street and east of Prairie Business Park

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	M-1A
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:

The applicant is requesting approval of a preliminary plat for the West Metro Industrial, which will allow for the future subdivision of the 78.64-acre property. The plat will consist of four lots for industrial development and two public streets to be dedicated to the City with the final plat: SE Park Drive and the missing segment of SE 41st Street.

ANALYSIS:

The preliminary plat shows three access points from SE 37th Street and additional access via SE 41st Street and sidewalks will be provided along the public streets.

Sanitary sewer will be extended along SE 37th Street and from an existing sewer to the east within the Gateway Commerce development. Water for the development will be provided along SE 41st Street and SE Park Drive. Detention within the development will be handled via individual basins on each lot.

The project is proposed to be constructed in phases. Construction drawings for each phase will be reviewed by staff to provide the appropriate public improvements to serve each phase. The first phase will include construction of a portion of SE Park Drive and SE 41st Street to serve development on Lot 1.

STAFF RECOMMENDATION:

Staff would recommend approval of the West Metro Industrial preliminary plat subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 1, 2022~~

~~February 17, 2022~~

February 25, 2022

McClure Engineering

Attn: Trent Smith

1360 NW 121st Street

Clive, IA 50325

RE: Grimes Industrial Preliminary Plat

Dear Mr. Smith:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Grimes Industrial Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Keep storm sewer out from under pavement when running longitudinal. Show storm lines to MH section of SW 503 to keep storm out of pavement.~~
- ~~2. Please provide a revised, more unique or site specific plat name. Grimes already has Grimes Industrial Park and we will want to avoid any confusion between the two plats.~~
3. Revise street name to SE 41st St. **There is still a label for SE 40th St. Please revise.**

Cover:

1. Please add the zoning date and zoning change development agreement book/page.
Staff will provide once the agreement is recorded.

Sheet 2

- ~~1. Please add a demolition sheet following this sheet.~~
- ~~2. Please extend the boundary survey 20 feet into the adjoining properties to assist with evaluating tie off grades.~~

Sheet 3 4

- ~~1. Please removal all demoded items and tree lines.~~
- ~~2. All lots should be labeled 1-4. Do not label lots as future.~~
- ~~3. The preliminary plat should reflect the improvements for the entire site. This should include roads, utilities, services, future buildings, landscaping, etc, similar to what was shown in the concept plan. Please update for all sheets. Do not show the street as half-lot and show the street all as one lot.~~
- ~~4. Remove all future labels from easements, infrastructure, etc.~~
- ~~5. Staff questions if the storm water basins will be placed into outlots for common area maintenance. If, so, please show future outlots and update for all sheets.~~
- ~~6. Staff questions if the applicant intends to provide any site signage for the site. If so, please denote easements for common area maintenance.~~
- ~~7. SE Park Drive should be constructed with turn lane at the intersection. **Show turn lanes on preliminary plat. Turn lane to be constructed with phase 1 improvements. Storm and water do not appear to be revised for future turn lane.**~~
- ~~8. Staff feels that the pavement should be pulled further in in SE Park Drive, to allow for the driveway to be further separated from SE 37th. In an improved condition, it appears the driveway will be less than 50 feet from the intersection.~~
- ~~9. In order to avoid future conflicts, please shift sanitary sewer off the ROW and into the site. Adjust easement accordingly. **The future expansion of 37th St will roughly match the alignment of the south curb at the intersection of 37th and James St. Please shift sanitary accordingly.**~~
10. Please add a 20-foot temporary construction easement for future SE 37th street.
Provide now or provide language within the declaration that the City can obtain the easement at no cost. **When final plat is prepared, the declaration language will allow City to obtain easement at no cost.**
- ~~11. Please extend the PUE along SE 37th Street, west of SE Park Drive.~~
- ~~12. Please label all pipe sizes and structure types.~~

13. Please show sidewalk along the public streets. Label 5' sidewalk along SE 37th St.
Label 5' sidewalk. The applicant can enter into an agreement to provide the City with the cost of the sidewalk for the City to construct with the SE 37th St improvements or applicant can enter into an agreement to construct the sidewalk after the SE 37th St improvements are completed.

~~14. Please show street lights along all public streets.~~

~~15. Please provide a cluster mail box along the street or on site for mail delivery. Staff would suggest one for each lot/building.~~

Sheet 4-5

~~1. Staff questions why the engineer has proposed a 45-degree bend in the watermain on 41st as it extends east from Prairie Business Park.~~

2. How will water be provided to the south side of 41st? Please show extensions/stub to south side. Please show water service to development south of SE 41st St. Water services to lots on the opposite side of street to be installed prior to paving.

~~3. Please label all pipe sizes and structure types.~~

~~4. Staff questions if alternatives to the 45-degree water main drops are possible.~~

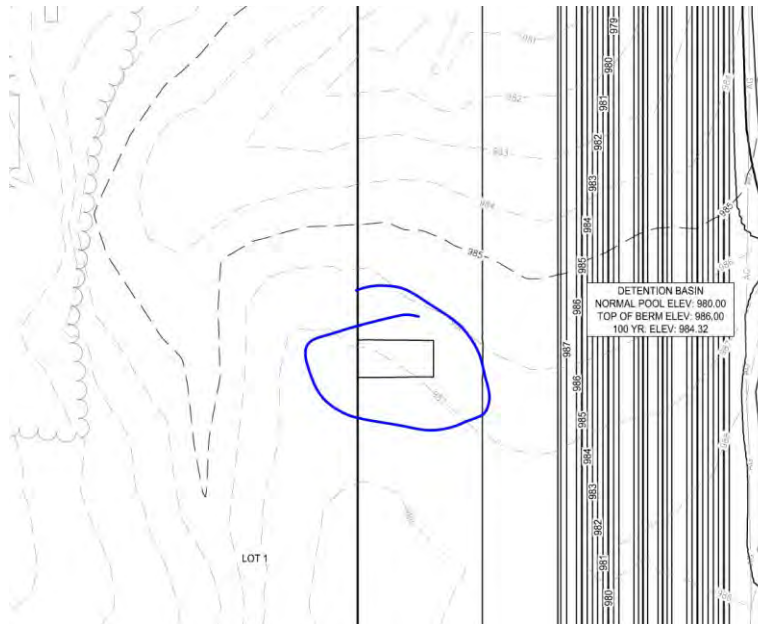
5. Show future services for sanitary services.

6. Show phasing/plat lines and utilities to each limit. (water shown going south to north of intersection of Park and 41st)

Sheet 6 7

~~1. Please remove all demoed items and tree lines.~~

~~2. Staff questions what this is?~~



3. ~~Please identify overflow points for the storm basin.~~
4. ~~Please ensure all future contours are labeled. Label contours at the northwest corner of the site and contours at the south side of the building.~~
5. ~~Please provide existing street grades on SE 37th Street.~~
6. ~~Please plan for a sidewalk along SE 37th Street. Please provide 5' sidewalk.~~
7. ~~Please provide pad site elevations.~~

Sheet 7 8

1. ~~Please identify overflow points for the storm basins.~~
2. ~~Where overflows exist adjacent to sidewalks or ROW, please provide a note to depress the area and detail on future construction drawings. Please revise note to "depress typical sidewalk section..." and move arrow to sidewalk at the northeast basin.~~
3. ~~Please show how the basins south of SE 41st St release.~~

Stormwater Management Plan (SWMP)

- ~~1. Maps: Provide north arrow, scale, and label contours.~~
- ~~2. Existing Map: Remove proposed construction and surface from existing conditions map.~~
- ~~3. Proposed Map: Please show overflow route and label Detention Basins 1-3. Provide contour labels. Fix draw order of drainage areas. Difficult to see "green" line in certain areas.~~
- ~~4. Pages 15 & 17 (13/30 and 15/30): Should these sheets be notated as runoff curve number, instead of runoff coefficient?~~
- ~~5. Time of Concentration Proposed Conditions: Double check ground cover type.~~
- ~~6. Proposed Detention Basin 3: Is there an orifice plate on the outlet pipe?~~
- ~~7. Provide WQv and CPv calculations. Don't just show the result.~~
- ~~8. Watershed Model Schematics: Most models are not showing.~~
- ~~9. Model Current, Proposed, and Future Conditions as per ISWMM Ch. 3.01-5. C.2.c, "Scenario 'C'".~~
- ~~10. Page 60 and 105: Why are there 2 different models for existing conditions?~~
11. Proposed Conditions Map: There should be 2 undetained areas. There is the area that is discharging at Discharge Point A and the area discharging at Discharge Point B.
12. Proposed Conditions Map: Swale grading along SE 37th Street does not match grading shown on PP. If PP is correct, how does a flat swale bottom drain to the outlet?
13. Provide entire WQv and CPv calculations, don't just show results. Include Rv calculations and number of acres for each. CPv calculation is missing for Discharge Point A. Fix units on CPv calculations. CPv calculation is using the wrong ratio of outflow to inflow. T=24 hrs is 0.02 (figure C3-S6-1).
14. Model Current, Proposed, and Future Conditions as per ISWMM Ch. 3.01-5. C.2.c, "Scenario 'C'". Yes, the ponds are detaining more runoff in the proposed conditions than in future conditions. But, your allowable release rate in future conditions will be less than proposed. When those areas are developed, they will need to reduce their release rate to less than the natural conditions. The exercise for modelling future

conditions is to see if any modifications need to be made to the outlet structure (i.e. close openings, reduce opening sizes, install wier plates.....)

15. All hydrographs: Table of Contents should be at the beginning of each section, not end.
16. Page 60 and 105: If you are using the existing 5-yr to cap larger storm event release rates, there is no need to include hydrographs past the 5 yr event. The hydrographs for the natural condition's scenario are the only ones that need to go to the 100-yr event.
17. Storm Water Runoff Summary: Discharge A – 10-yr Existing condition should be 29.08 cfs, and update allowable release rate.
18. Why is Pond 1 not used in the hydrograph?
19. Pond 3: Hydrograph shows only 1 – 9”X48” opening. The Public Construction Drawings show 3 openings. Please rectify. Drawings also show a different sized outlet pipe, length, slope, and invert elevations than hydrograph.
20. Pond 2: Fix orifice A and B invert elevations and slopes.

Construction Drawings (CDs)

- ~~1. Provide construction drawings or details for proposed outlet pipes and basin connection pipes.~~
- ~~2. Recommend adding forebays to ponds.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 7, 2022 February 23, 2022 (1 PDF of Preliminary Plat)
PLANNING & ZONING:	March 1, 2022 at 5:30
COUNCIL MEETING:	March 22, 2022 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,
Evann Martin
Assistant Planner

WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA

OWNER

ATI GROUP
1615 SW MAIN STREET
SUITE 207
ANKENY, IOWA 50023
ATTN: TYLER LEO

APPLICANT

OPUS DESIGN BUILD LLC
1860 NW 118TH STREET
SUITE 250
CLIVE, IOWA 50325
ATTN: MICHAEL ANTHONY

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
TSMITH@MECRESLTS.COM
ATTN: TRENT SMITH

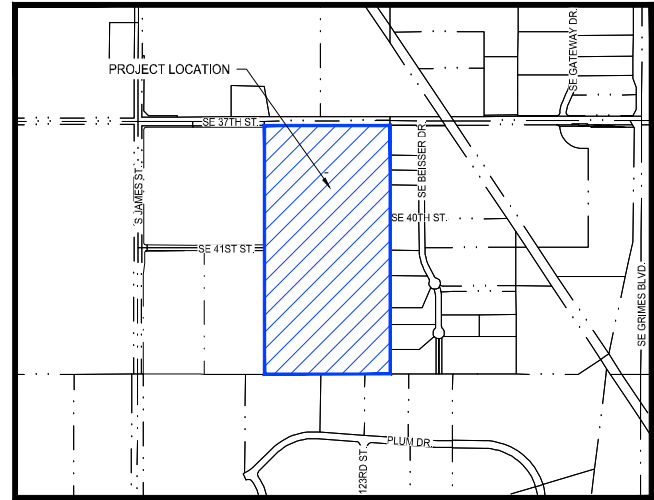
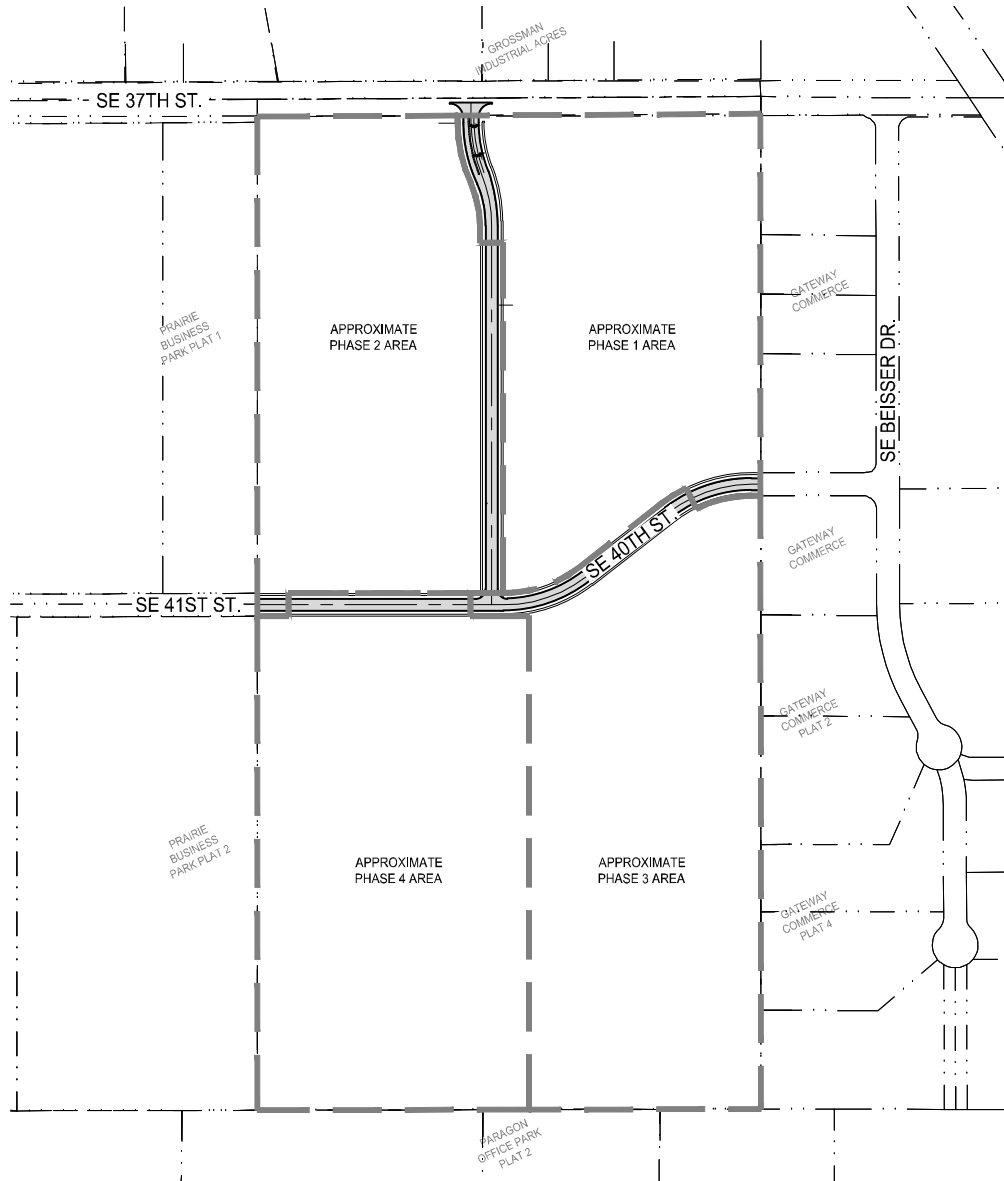
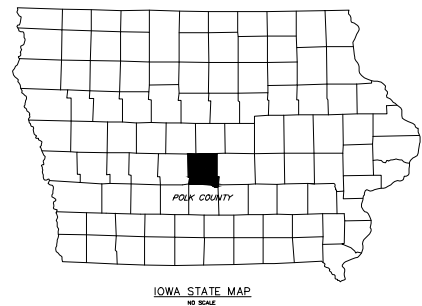
BULK REGULATIONS

M-1A:
FRONT SETBACK = 25'
REAR SETBACK = 25'

LEGAL DESCRIPTION

CURRENT DEED OF RECORD IN BOOK 18889 PAGE 26

THE EAST ONE HALF OF THE NORTHWEST QUARTER (E 1/2 NW 1/4) OF SECTION 17, TOWNSHIP 79 NORTH,
RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY (NOW CITY OF GRIMES), IOWA EXCEPT ROADWAY,
CONTAINING 78.13 ACRES, MORE OR LESS



VICINITY MAP
NOT TO SCALE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS AND SURVEY CONTROL
3	PP-03	DEMOLITION PLAN
4	PP-04	GENERAL LAYOUT AND DIMENSION PLAN
5	PP-05	GENERAL LAYOUT AND DIMENSION PLAN
6	PP-06	GENERAL LAYOUT AND DIMENSION PLAN
7	PP-07	GRADING PLAN
8	PP-08	GRADING PLAN
9	PP-09	GRADING PLAN

SUBMITTAL & REVISION TABLE

SUBMITTAL	DATE	DESCRIPTION
1	1/24/2022	CITY SUBMITTAL #1
2	2/7/2022	CITY SUBMITTAL #2
3	2/23/2022	CITY SUBMITTAL #2

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

TRENT LUNDY SMITH, PE NO. 26452 DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

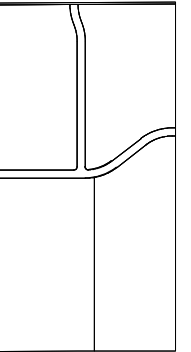
PAGES OR SHEETS COVERED BY THIS SEAL: _____



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Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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COVER SHEET



WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS

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ENGINEER
T. SMITH

CHECKED BY
-

DRAWN BY
J. ALVAREZ

FIELD BOOK NO.
-

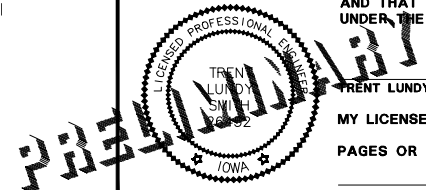
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PP-01

SHEET NO.

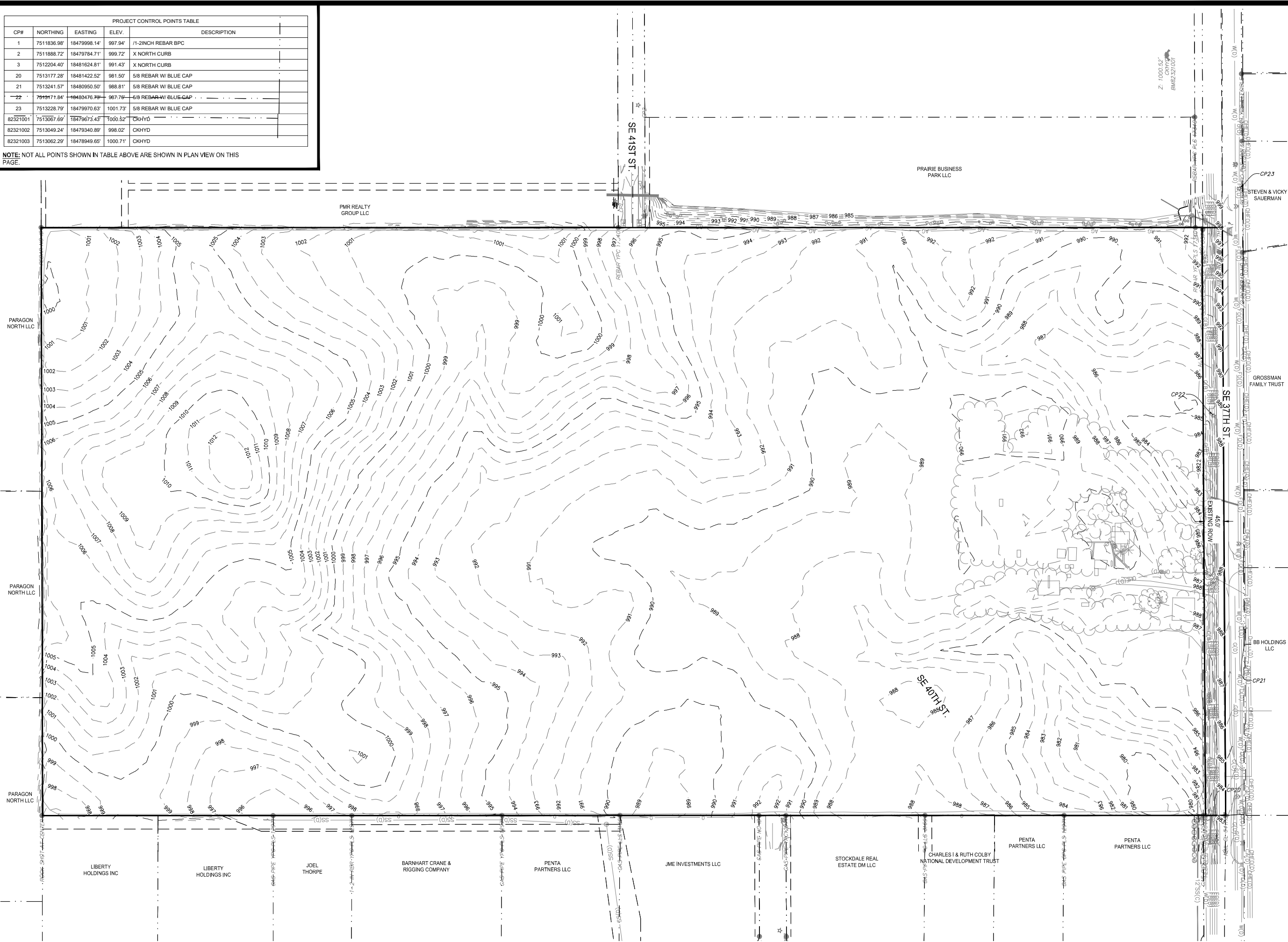
1 / 9

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE
2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS
FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND
THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED
OR AMENDED BY THE CITY OF GRIMES.



PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7511836.98'	18479998.14'	997.94'	1/2-INCH REBAR BPC
2	7511888.72'	18479784.71'	999.72'	X NORTH CURB
3	7512204.40'	18481624.81'	991.43'	X NORTH CURB
20	7513177.28'	18481422.52'	981.50'	5/8 REBAR W/ BLUE CAP
21	7513241.57'	18480950.50'	988.81'	5/8 REBAR W/ BLUE CAP
22	7513417.84'	18480476.79'	987.78'	5/8 REBAR W/ BLUE CAP
23	7513228.79'	18479970.63'	1001.73'	5/8 REBAR W/ BLUE CAP
82321001	7513067.69'	18479673.43'	1000.52'	CKHYD
82321002	7513049.24'	18479340.89'	998.02'	CKHYD
82321003	7513062.29'	18478949.65'	1000.71'	CKHYD

NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.



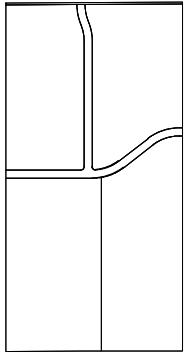


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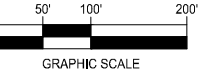
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EXISTING CONDITIONS AND SURVEY CONTROL



WEST METRO INDUSTRIAL PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

REVISIONS

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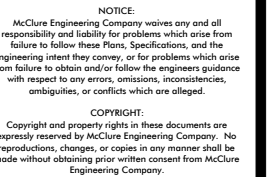
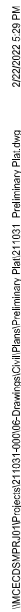
ENGINEER
T. SMITH

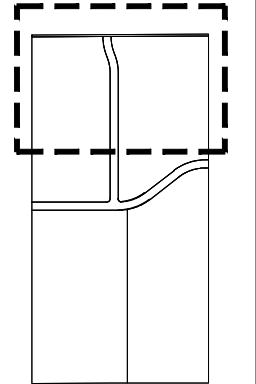
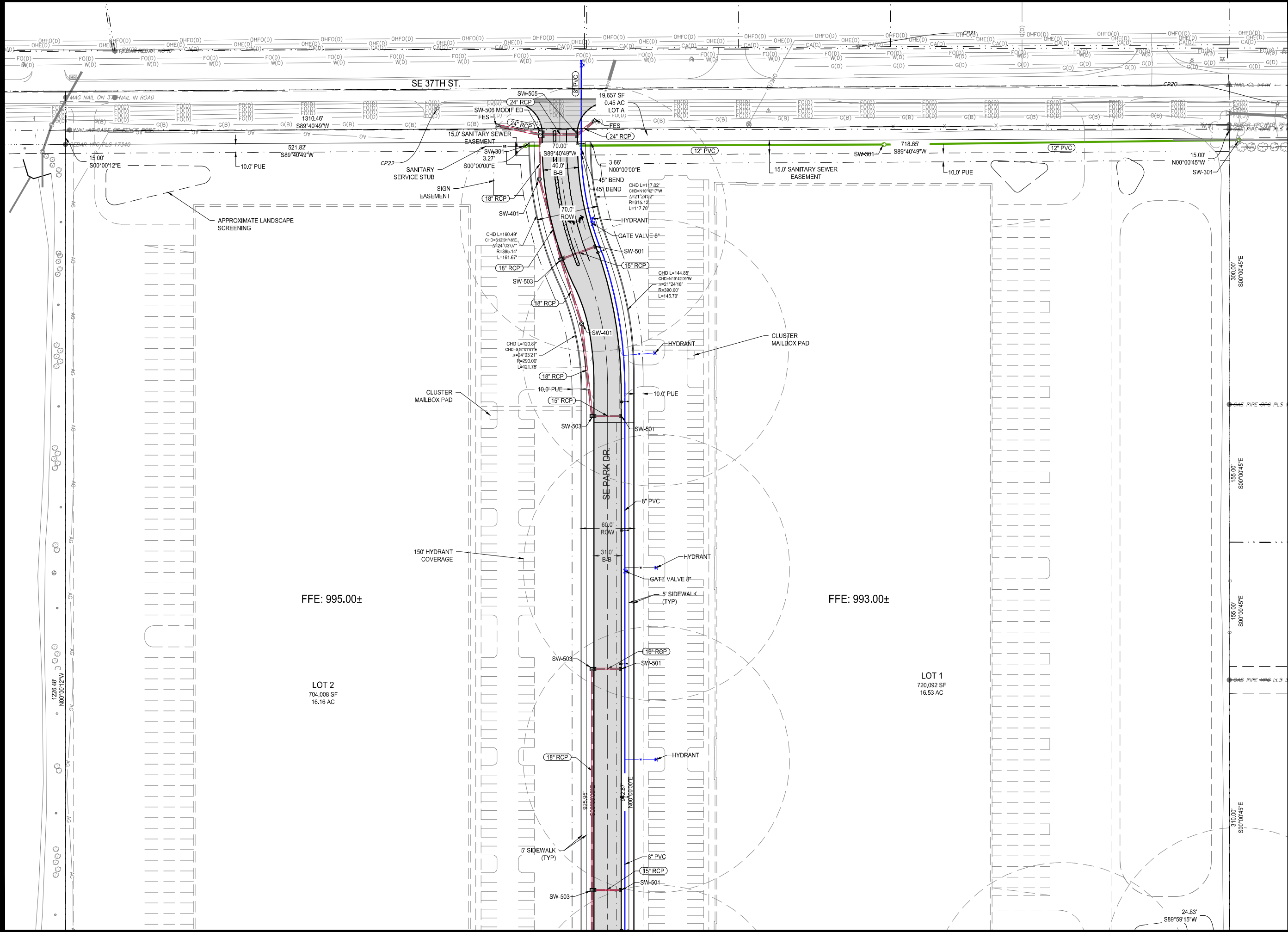
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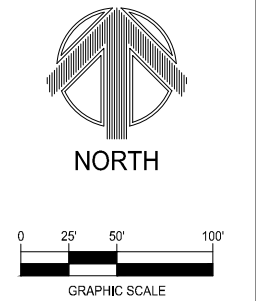
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GENERAL LAYOUT AND
DIMENSION PLAN



WEST METRO INDUSTRIAL
PRELIMINARY PLAT

GRIMES, IA
211031
JANUARY 24, 2022

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ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

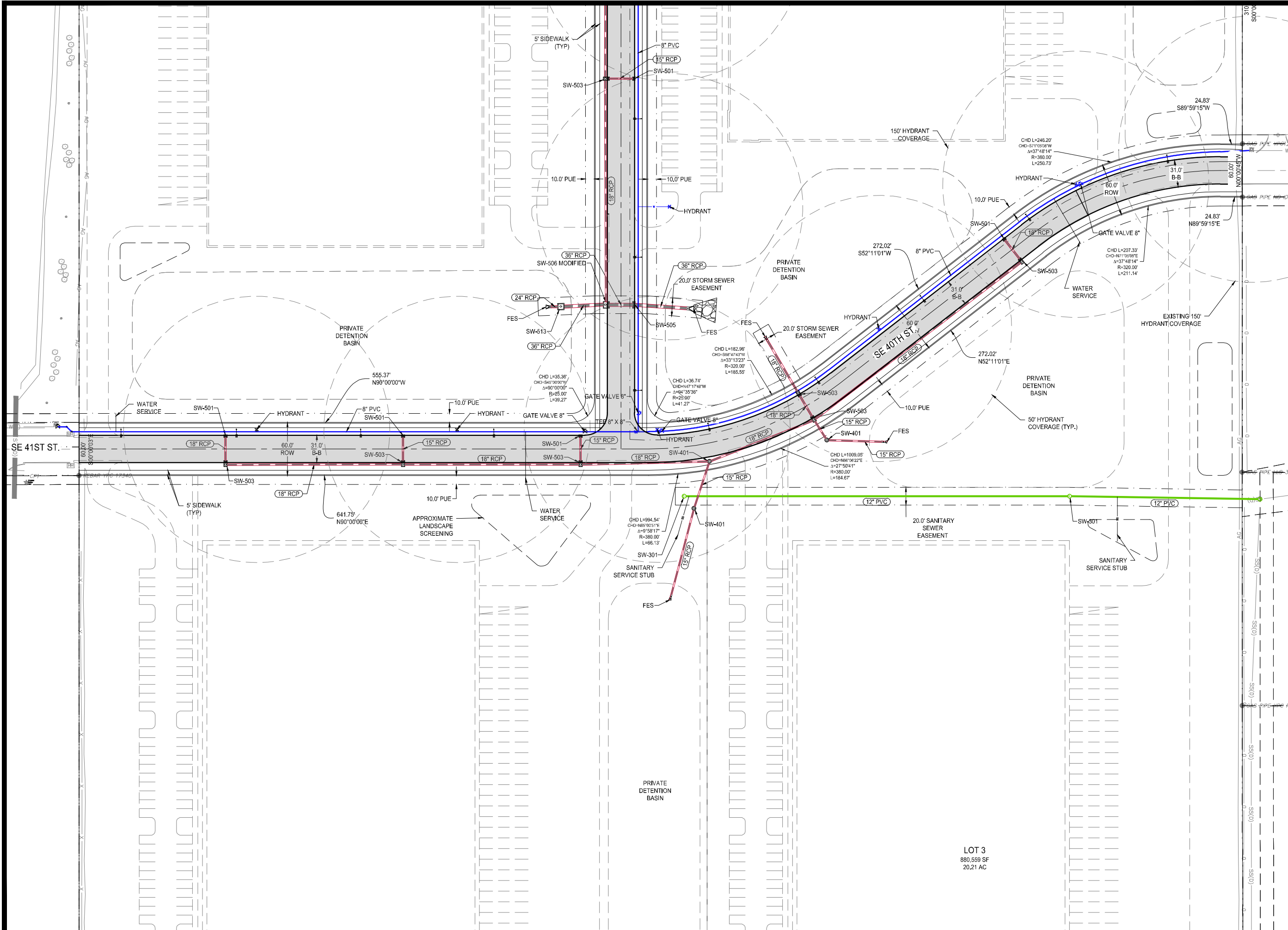
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LOT 3
880,559 SF
20.21 AC



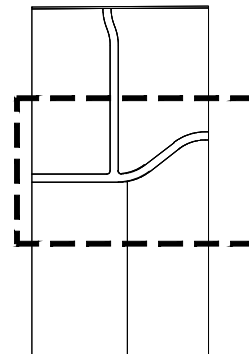
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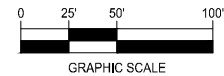
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GENERAL LAYOUT AND
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NORTH



GRAPHIC SCALE

**WEST METRO INDUSTRIAL
PRELIMINARY PLAT**

GRIMES, IA
211031
JANUARY 24, 2022

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T. SMITH

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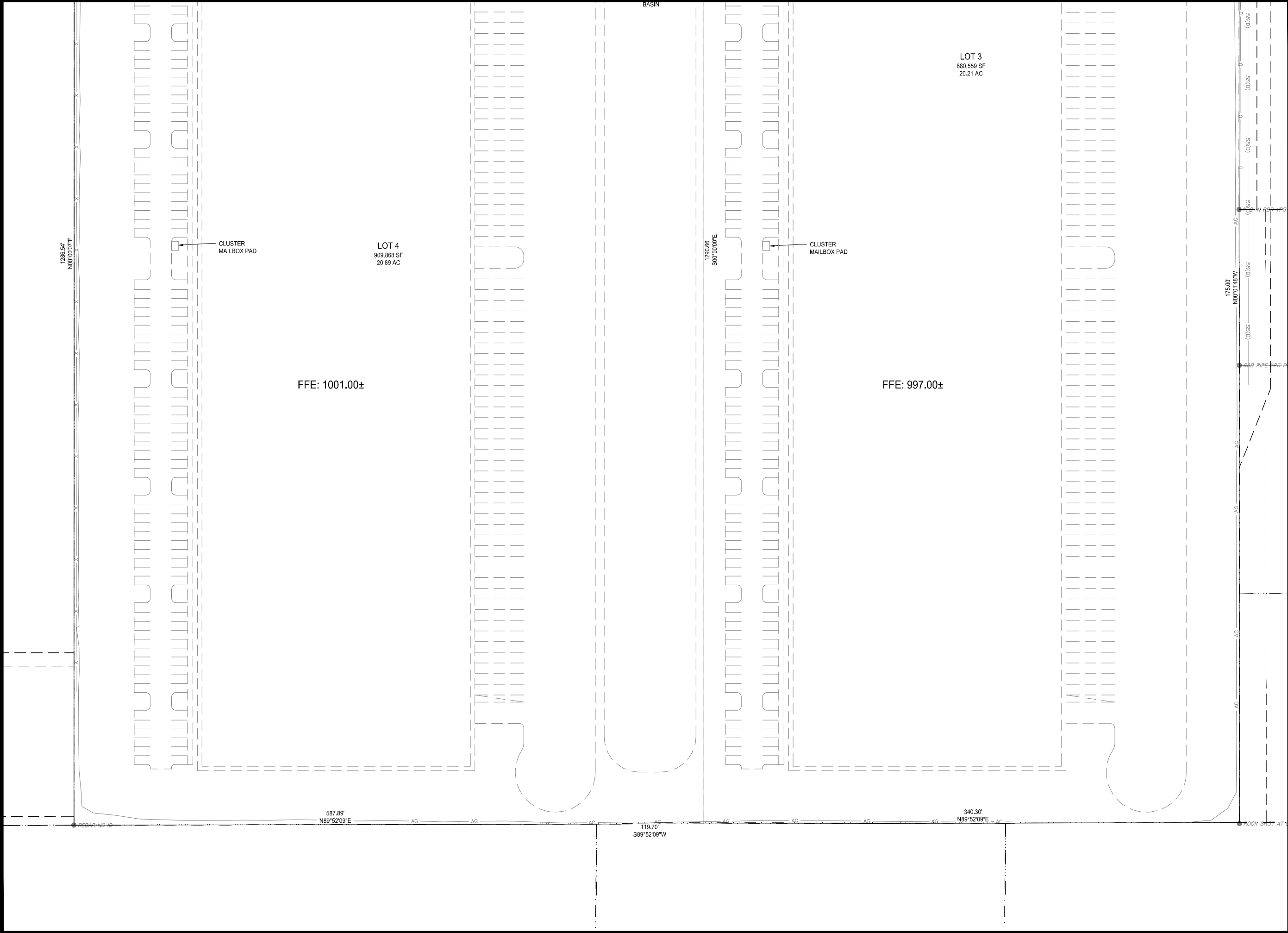
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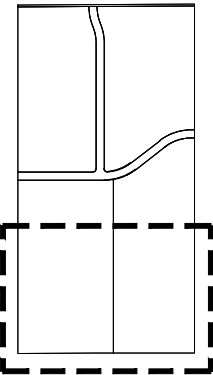
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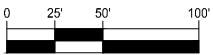
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GENERAL LAYOUT AND
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NORTH



GRAPHIC SCALE

WEST METRO INDUSTRIAL
PRELIMINARY PLAT

GRIMES, IA

211031

JANUARY 24, 2022

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ENGINEER
T. SMITH

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J. ALVAREZ

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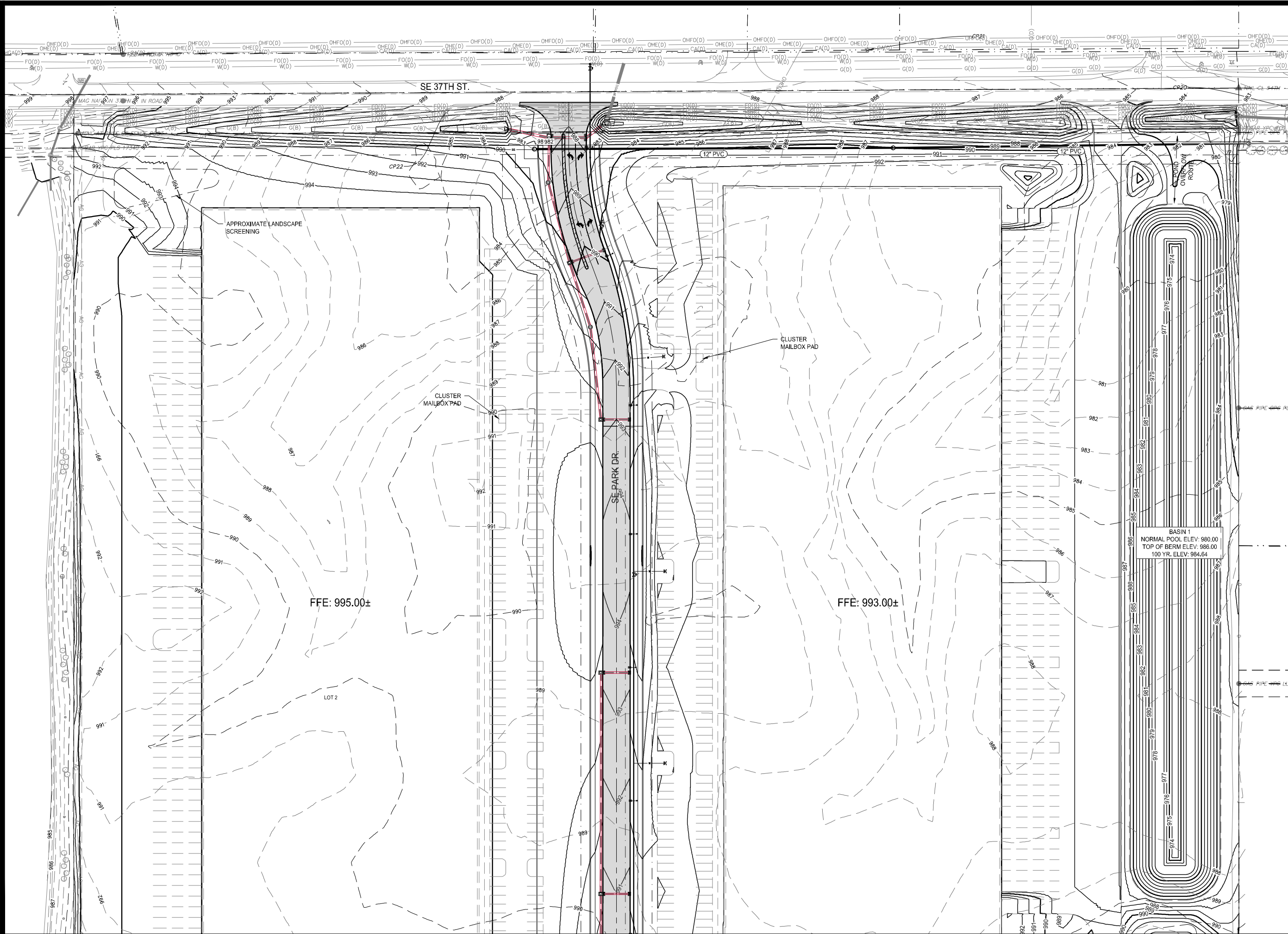
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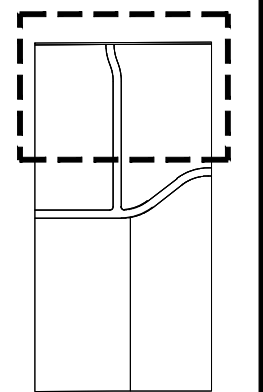
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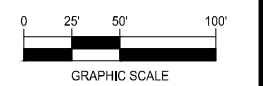


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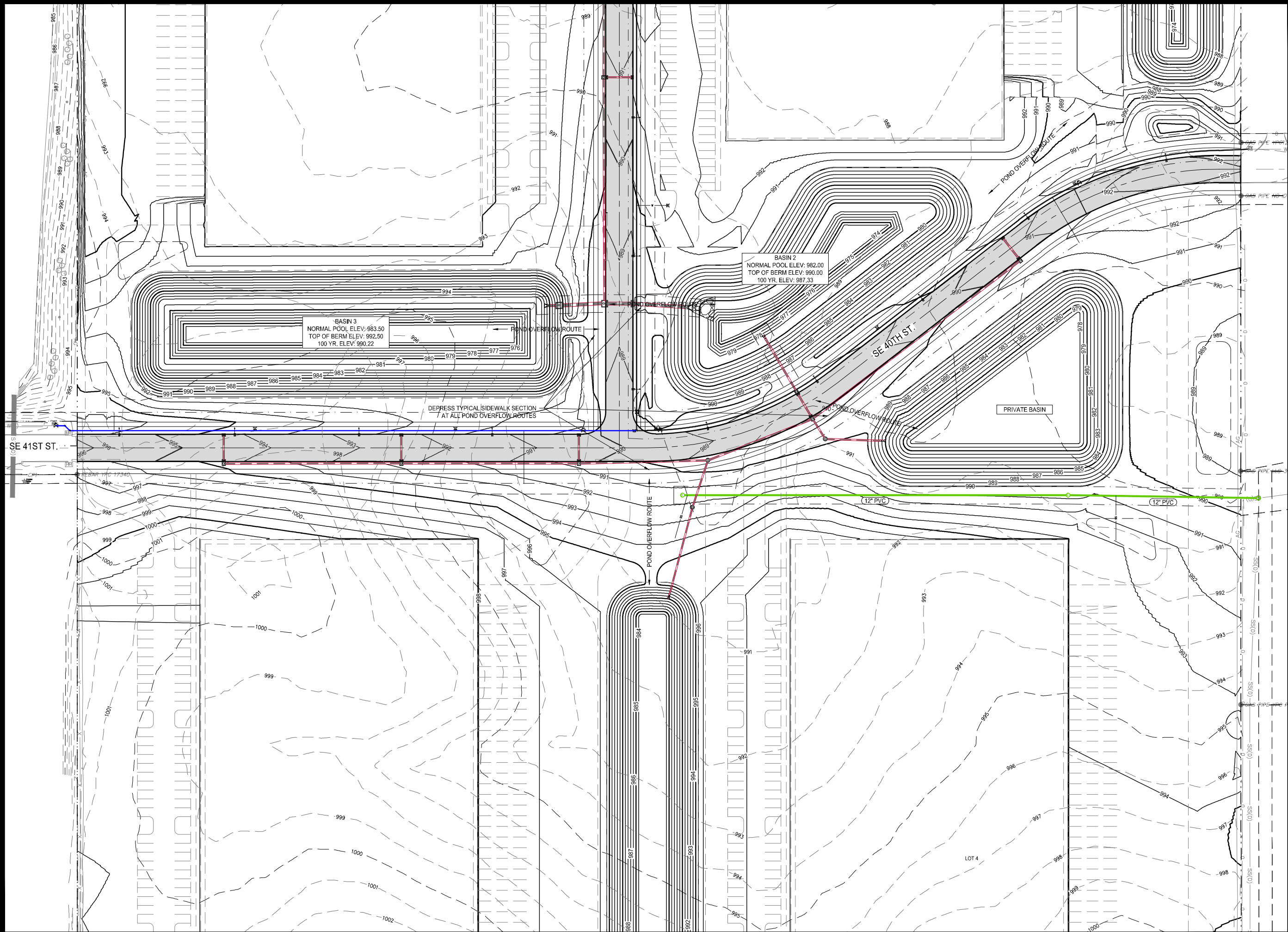
GRADING PLAN



WEST METRO INDUSTRIAL
PRELIMINARY PLAT

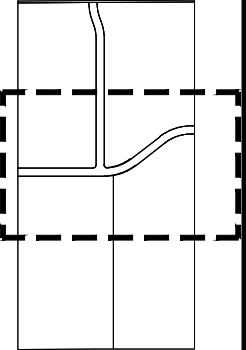
GRIMES, IA
211031
JANUARY 24, 2022

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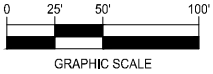


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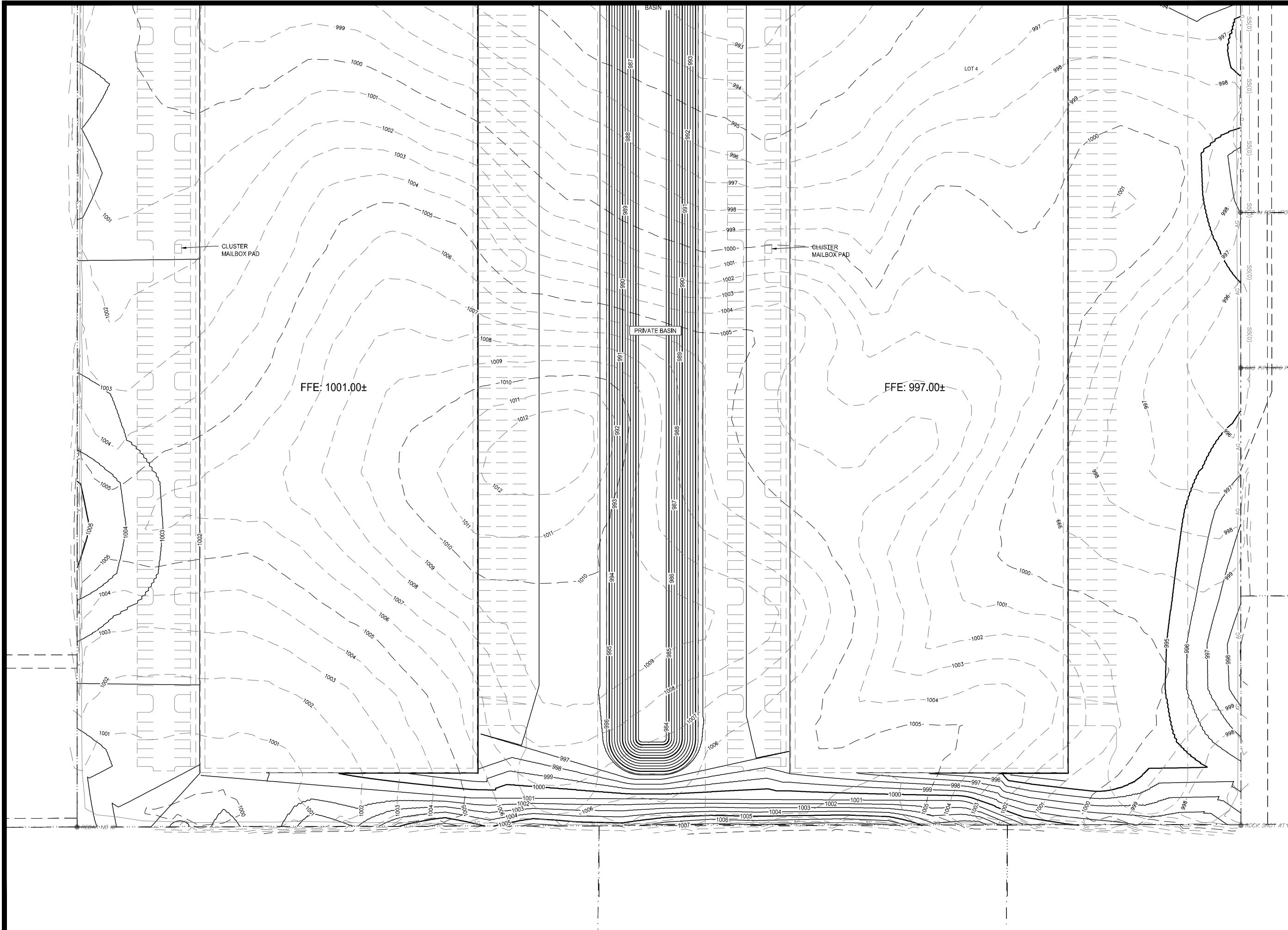
**WEST METRO INDUSTRIAL
PRELIMINARY PLAT**

GRIMES, IA
211031
JANUARY 24, 2022

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ENGINEER T. SMITH	DRAWN BY J. ALVAREZ
CHECKED BY	FIELD BOOK NO.

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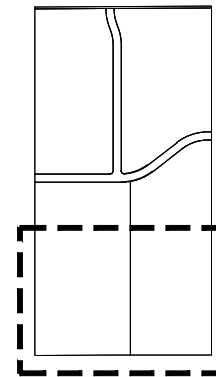
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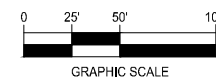
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GRADING PLAN



NORTH



GRAPHIC SCALE

**WEST METRO INDUSTRIAL
PRELIMINARY PLAT**

GRIMES, IA
211031
JANUARY 24, 2022

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ENGINEER
T. SMITH

CHECKED BY
-

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J. ALVAREZ

FIELD BOOK NO.
-

DRAWING NO.

PP-09

SHEET NO.

9 / 9



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

West Metro Industrial – Site Plan

SYNOPSIS:

The applicant is requesting approval of a site plan, which will allow for the construction of an approximately 270,000 square foot flex industrial warehouse building located south of SE 37th Street and east of Prairie Business Park. The property is not located within an overlay district.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Rezone – 2021

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for West Metro Industrial, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: West Metro Industrial – Site Plan

GENERAL INFORMATION:

Applicant:

ATI Grimes Industrial Holdings, LLC

Requested Action

Site Plan

Location

Located south of SE 37th Street and east of Prairie Business Park

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	M-1A
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:

The applicant is requesting approval of a site plan, which will allow for the construction of an approximately 270,000 square foot flex industrial warehouse building located south of SE 37th Street and east of Prairie Business Park. The property is not located within an overlay district.

ANALYSIS:*Building/Elevations:*

The building will consist of gray, white, and blue precast with store front glazing and awnings at the tenant entrances. Accent windows will be provided along the white accent band running across all facades of the building. Loading docks will be provided on the east side of the building. White wall wash lighting will be provided all the public streets.

Dumpster enclosures are not proposed for the site. All trash will be stored inside the building.

Site Layout:

The site will have four access points: two off of SE Park Drive, one off of SE 37th Street, and one off of SE 41st St. The south west driveway off of SE Park Drive will be constructed with a future phase of the development. The driveway off of SE 37th Street will be full access when constructed but will likely be right-in/right-out only with the completion of improvements to SE 37th Street. Access will become clear after the City completes a corridor study for SE 37th Street. Sidewalk along SE 37th Street will be completed in conjunction with the SE 37th Street improvements. Portions of sidewalk along SE Park Drive and SE 41st Street will be constructed to match the proposed Phase 1 public improvements. The remainder of the sidewalk will be constructed after SE Park Drive and SE 41st Street are completed. The applicant will enter into an agreement to complete the missing sidewalk sections as part of the final plat process.

Parking:

The ordinance requires a total of 1 space per every 2,000 square feet of gross floor area for warehouse uses. Based upon the total proposed square footage, a total of 135 spaces is required. A total of 176 spaces are proposed which is seven spaces more than the maximum permitted number of parking spaces. However, the site will provide increased open space on site to accommodate the increased parking pavement. Additional parking is desired to provide flexibility for future tenants onsite.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide 28% open space.

Landscaping is proposed along all public streets, along the parking lot to provide headlight screening along the right-of-way and along the building foundation. Landscaping will also be provided along SE 37th Street and SE 41st Street to screen the loading dock areas from the right-of-way. The landscape plan meets the requirements outlined in the development agreement that was approved as part of the rezoning process. A portion of the landscaping along SE Park Drive and SE 41st Street will be installed in the future after completion of the public street improvements. The applicant will enter into an agreement to complete the required landscaping as part of the final plat process.

Utilities:

A 6" sanitary service will connect to a new sanitary main that will be constructed along SE 37th Street as part of the Phase 1 public improvement plans.

An 8" water service will connect to the new water service that will be constructed along SE 41st Street as part of the Phase 1 public improvement plans. The building will be fitted with a fire suppression system, therefore the appropriate FDC is provided. Fire hydrants will be installed onsite to provide the required coverage for the building.

Storm water detention is being handled via two on-site detention basins on the east and south sides of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for West Metro Industrial, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 1, 2022~~

~~February 17, 2022~~

February 25, 2022

McClure Engineering

Attn: Trent Smith

1360 NW 121st Street

Clive, IA 50325

RE: Grimes Industrial Site Plan

Dear Mr. Smith:

The Development Services Department is in receipt of a proposed Site Plan for Grimes Industrial. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Change the street name from SE 40th to SE 41st St. The City has renamed the street. The street has been officially renamed to SE 41st St. The sign has been replaced. Please revise all labels. **SE 40th St labels still shown. Please revise.**
- ~~2. Label detention basin numbers all sheets.~~
- ~~3. Additional controls recommended to protect stormwater detention basins until ground is stabilized.~~
- 4. Provide SWPPP for review and \$250 fee.**

EX-01:

- ~~1. Label lot dimensions.~~

GR-04:

- ~~1. Label slope and cross slope of ADA parking spaces.~~
- ~~2. Label slope of ramps in front of the ADA parking.~~

DT-01:

- ~~1. Provide dock access ramp detail.~~

Sheet C.00

1. Please add the zoning date and zoning change development agreement book/page.
Staff will provide information once the agreement is recorded.
- ~~2. Please add intended use of property/site. The current parking is based off of the warehouse calculation. While there are some extra spaces onsite, the parking could lead to limitations in tenant uses. For example, if offices and gym facilities move in to the building, they will eat up a lot of the parking spaces and may not leave enough parking for other uses. Something to keep in mind. Each tenant will need to submit a zoning compliance application for staff to evaluate, parking will be part of that evaluation. May want to considered providing parking based on the flex warehouse calculation.~~
- ~~3. Please add required and provided open space.~~
- ~~4. Please note that outdoor storage is prohibited.~~
- ~~5. Please update with standard notes for site plans, see attached.~~
- ~~6. Label the address as 3901 SE Park Dr.~~

Sheet C1.0

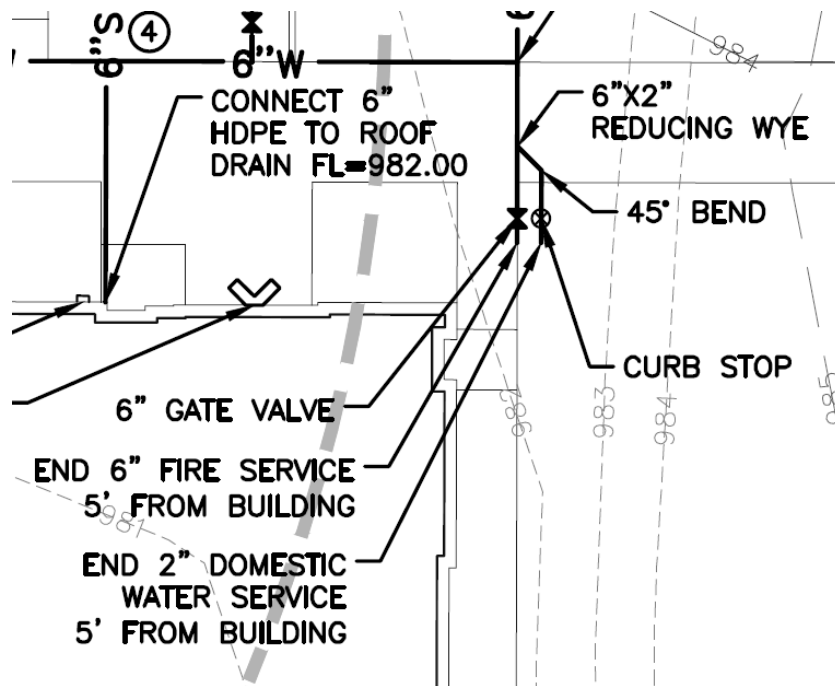
- ~~1. Consistent with comments made on the preliminary plat, please extend driveway connection on SE Park further south.~~
- ~~2. Please shift driveway for loading east to align with CTI.~~
- ~~3. It appears that there is a future connection between the loading area and employee parking area along the north side of the building. Staff is concern with the proximity of the frontage road to the property line, in that it does not leave adequate space for landscaping. Staff would suggest shifting the building further south, or reducing the footprint of the building to allow such. With the current design and easements, there will not be enough room to place the required landscaping along SE 37th St and the future drive. Please revise.~~
- ~~4. Please provide a pedestrian connection from the sidewalk into the site.~~
- ~~5. Please label the public sidewalk width.~~

- ~~6. Please label the sidewalk width that is adjacent to the building.~~
- ~~7. Please provide a sidewalk from the main doors on the north and south sides of the building, to the parking areas.~~
- ~~8. Please show parking lot lights on this sheet, and confirm there are no conflicts with storm sewer or other infrastructure.~~
- ~~9. Per the ADA, a minimum of 5 ADA parking spaces must be provided. This original comment was an error. It is actually 6 ADA required parking spaces. Please revise.~~
10. Please note that a dumpster enclosure is required if there is intended to be exterior dumpsters. If the applicant wishes to require tenants to keep dumpsters inside, that is fine, however it must be noted on the plans that no dumpsters are permitted outside.
The developer needs to determine if dumpster enclosures will be required or if dumpsters can be stored inside the units. If dumpster enclosures are preferred, locations will need to be shown on the plans and enclosure elevations provided.
- ~~11. Dimension all loading and parking spaces.~~
- ~~12. Move driveway approach further south of intersection (300' minimum)~~

Sheet C1.01

- ~~1. Staff questions why there are two parallel FPL's on the loading side of the building.~~
- ~~2. Staff would prefer the FPL be extended from 40th rather than 37th, thus to avoid an additional main under SE 37th Street.~~
- ~~3. Please label all pipe sizes and structure types.~~
- ~~4. Please label the required 150-foot hydrant route on the plans.~~
- ~~5. Given the distance from the sanitary main to the building staff would suggest installing a manhole rather than a cleanout.~~
- ~~6. Please note location of KnoxBox.~~
- ~~7. Please note that tapping sleeves/valves are required for the live water main connection.~~

- ~~8. Sanitary service to be 6" for commercial. Label lengths and slope on pipe segments.~~
- ~~9. Sanitary service connection to be installed with sanitary main installation with wye. Note on site plan should say to tie into existing service stub, wye to be installed with sewer main installation.~~
- ~~10. Label all watermain fittings; tapping sleeve, tees, bends, valves, & hydrant assembly, etc.~~
- ~~11. Call out bore location of watermain under 37th St.~~
12. Water service lines to building to provide a valve or curb stop on each line (domestic and fire) 5' from the building. Water service to building to split 5' outside of building (domestic & fire) and a separate valve on fire line and curb stop/valve on service line.
Domestic water service should split off of the fire line. See example below.



- ~~13. Label material, size and slope of all storm sewers and label storm structures with flowline elevations.~~
- ~~14. Label existing storm sewer size material and elevation at NE corner of site in road ditch.~~
- ~~15. Provide rip rap at storm outlets and label size and quantity. What is "erosion stone", provide a gradation or class.~~

- ~~16. It would be best to have the FDC in the middle of the east side of the building near the fire pump room.~~
- ~~17. The knox box should be placed near the pump room as well.~~
- ~~18. Move hydrants on the west side of building to parking lot islands. Hydrants are not needed along the street. Please move the hydrants within the parking islands so they are accessible to the fire department within the site.~~

Sheet C1.02

- ~~1. Please provide a detail/cross section for what each pavement type is (depth, base etc) on this sheet and remove from C4.00~~

Sheet C2.00

- ~~1. Please remove all erosion control items and place upon separate sheet.~~
- ~~2. Please break the grading sheet into multiple sheets. At this scale, staff cannot review the sheets.~~
3. Please regrade ditch sections to ensure positive flow. Right now, they appear flat, and not naturally draining. **Label slope. Provide 2% minimum slope.**
- ~~4. Please provide enlarged detail of the two entrances of SE Park and SE 41st. Provide sidewalk ramp slope and cross slopes and truncated domes. Show expansion joints through the driveway and label the type of joints.~~
- ~~5. Driveway connections to public streets to be per SUDAS Type A ground curb (or formed drop curb with public improvements).~~
- ~~6. Isolate sidewalks with expansion joints through driveways and show detail. Driveways to be 8" thick PCC in public ROW. Label the type of expansion joints.~~
- ~~7. Add pavement thickness to Legend.~~

Sheet C3.00

- ~~1. Staff questions where the curb is proposed to be crenelated, and how the downstream side will be protected.~~
- ~~2. Please provide outlet protection and details.~~

Sheet C4.00

- ~~1. Staff questions where the concrete parking bumpers are being provided. Label bumpers on site plan layout.~~
- ~~2. Label structure types per SUDAS for Detention Basin outlet structures.~~

Sheet 12:

- ~~1. Provide a quantities tab calling out temporary stabilization, concrete washout, construction entrance, sediment controls, inlet protection, standpipe, rip rap, and any other best management practice that will be used on site.~~
2. Please verify that the proposed detention basins will act as the temporary or permanent sediment basins for the site.
- ~~3. Provide a temporary standpipe at the outlet of the site.~~

Sheet L001

- ~~1. Please add the required street trees along SE 37th Street, as well as in all islands as required by the Zoning Change and Development Agreement.~~
- ~~2. Please add the required headlight screening along the parking that faces SE Park Street, as required by the Zoning Change and Development Agreement.~~
3. Please provide landscaping at the NE corner of the site, to assist in screening of the loading areas. Please add evergreen trees next to the north and south driveways to help screen the loading areas from the ROW.
- ~~4. Staff would suggest some landscaping around the basin to enhance the appearance.~~
- ~~5. Please add landscaping around the transformer on the east side of the building. Provide screening on the north and south sides of the transformer to screen from ROW.~~
6. Please add the utility sheet to the landscaping sheet in half tone to ensure there are no conflicts. Please show utilities in color. It's hard to see the utilities at this scale. The trees at the south driveway at SE 41st St need to be moved away from the water main. Please move evergreen trees away from water main at the southeast corner of the building.

- ~~7. Revise required open space to 10%.~~
- ~~8. Label square footage of required vs provided open space.~~
- ~~9. Provide required open space planting calculation (1 tree per 1000 square feet of required open space).~~
- ~~10. Update street tree calculations. The lengths provided don't appear to be accurate. One tree per 50 linear feet of lot frontage is required.~~
11. Remove future street tree calculations. All plantings are required to be installed at the same time. **Upon completion of the site, future trees will need to be bonded for until installed.**
12. Label plant type around the transformer and label ground cover within the island.
Label ground cover within the island.
13. Trees along SE 37th St cannot be placed within the sanitary sewer easement. Please move and label easement. **Move trees at the northeast corner of the site outside of the sanitary easement.**
14. **Move trees out of the parking islands where hydrants are placed. Please provide shrubs instead and provide at least 5' of clearance around the hydrants.**

Architecture/Lighting

1. Staff is seeking additional architectural detailing than what is shown. Along the public right of ways, particular 37th and SE Park, additional glazing and detailing should be added. Per the ordinance "Pre-cast, tilt-up concrete panels and cement board siding are acceptable, provided additional architectural detailing is provided along the public faces of the building." and "Commercial buildings shall incorporate façade modulation in all building elevations, either by physical offsets or by the use of color, pattern, or texture in order to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces." Please add some additional detailing along the street facing facades. Staff would suggest additional windows and color/material detailing. **Please provide additional windows along SE 37th St. to provide detail along the street frontage.**
- ~~2. Staff questions the stair stepping of the panels along the narrow end of the building.~~

- ~~3. Please note that all roof top units must be screened. With the stair stepping that is occurring, it likely that the units will need be screened form the east. Please note the locations on a floorplan and provide for review.~~
4. Please identify and detail the required architectural up lighting.
- ~~5. Please provide pole height for lighting.~~
- ~~6. Please provide location of all other building mounted lighting (emergency and others). Please label wall wash lighting along SE 37th St. Please label emergency lighting.~~
- ~~7. Please note that any lighting not presented for consideration by P&Z/Council may require the lighting to be reviewed again by P&Z/Council. What color will the lighting be? Is the lighting proposed to change colors? Is the wall wash lighting at the entrances the only building lighting proposed?~~

Lighting Plan:

- ~~1. Provide lighting cut sheets.~~

Stormwater Management Plan (SWMP)

- ~~1. Page 2: Drainage Plan: Please change difference as “-” instead of “+”, as the site plan is less than the master plan.~~
- ~~2. Page 2: Proposed Development: Not all runoff is directed to basins. There are undetained areas.~~
- ~~3. Appendix B can be removed as the soil maps are included with the MSWMP, unless soils have changed in this area.~~
- ~~4. Storm sewer spreadsheet: Page 2 states runoff coefficients from MSWMP would be used, but the spreadsheet shows different runoff coefficients.~~
- ~~5. Provide intake capacity spreadsheet.~~
6. Page 2: Proposed Development: Not all runoff is directed to basins. There are undetained areas. You state all drainage is conveyed to shared detention basins. This is not the case. Just describe the undetained area and what is being done with it.

Construction Drawings (CDs)

1. ~~C101: Provide critical crossing labels.~~
2. ~~Provide storm sewer design information: Structure elevations, invert elevations, lengths, slopes.....~~
3. GR-01 – GR-03: How is drainage directed to the intakes?
4. Provide storm sewer design information: Structure elevations, invert elevations, lengths, slopes.....

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	February 7, 2022 February 23, 2022 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	March 1, 2022
COUNCIL MEETING:	March 22, 2022

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

WEST METRO INDUSTRIAL SITE PLAN GRIMES, IOWA



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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1860 NW 118TH STREET, SUITE 250
CLIVE, IOWA 50325
(515) 446-4935
C/O: MICHAEL ANTHONY

ENGINEER/SURVEYOR:

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
tsmith@mcclurevision.com
ATTN: TRENT SMITH

SITE ADDRESS:

3901 SE PARK DRIVE, GRIMES, IOWA 50111
LOT 1 - WEST METRO INDUSTRIAL

PARKING:

APPROX. NUMBER OF EMPLOYEES = 55-80

REQUIRED = 135 STALLS (1 STALL PER 2,000 SQ. FT. GROSS BLDG. AREA)

PROVIDED = 176 STALLS (INCLUDE 6 ADA STALLS)

DEVELOPMENT SUMMARY:

GROSS LAND AREA: =721,075± S.F. (16.55± AC.)

PROJECT IMPERVIOUS AREA:
PAVING AREA =178,705± S.F. (24.8%)
BUILDING AREA =270,439± S.F. (37.5%)
TOTAL =449,144± S.F. (62.3%)

PROJECT OPEN SPACE:
REQUIRED = 72,107± S.F. (10.0%)
PROVIDED = 271,931± S.F. (37.7%)

BULK REGULATIONS:

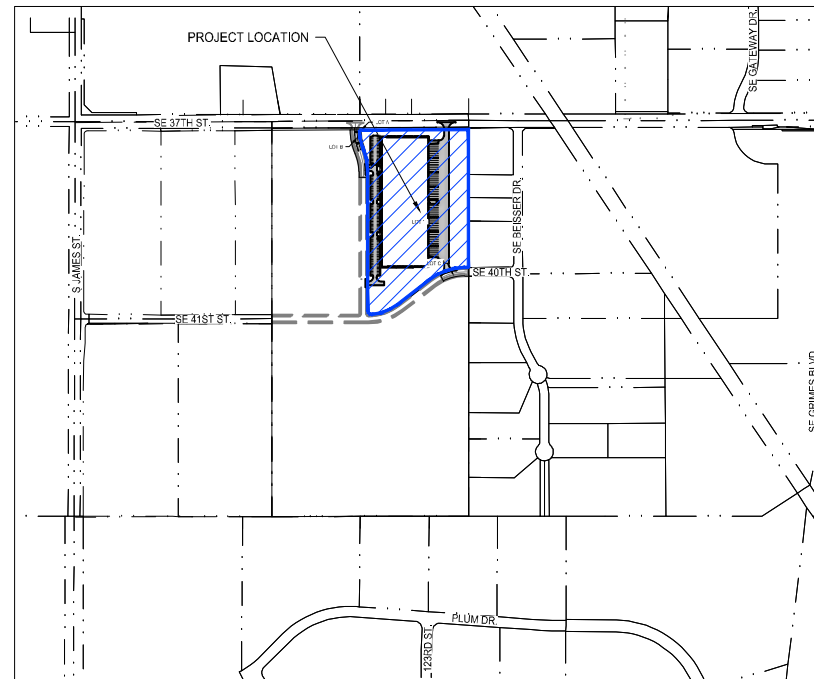
M-1A:
FRONT SETBACK = 25'
REAR SETBACK = 25'
PARKING SETBACK = 10'

BUILDING SUMMARY:

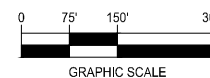
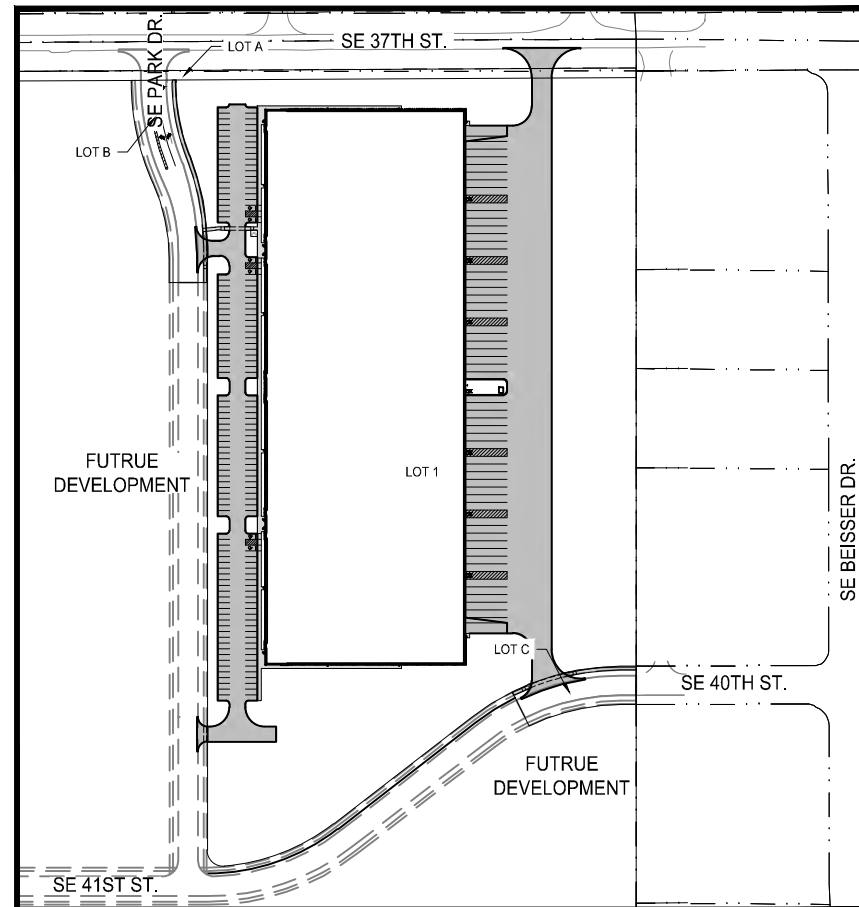
TOTAL NUMBER OF BUILDINGS = 1
TOTAL BUILDING S.F. = 270,000± S.F.
INTENDED USE = WAREHOUSE BUILDING

LEGAL DESCRIPTION:

LOT 1, WEST METRO INDUSTRIAL, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.



VICINITY MAP
NOT TO SCALE



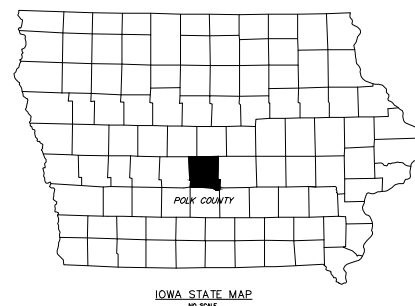
SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	GN-01	COVER SHEET
02	GN-02	LEGEND AND GENERAL NOTES
03	EX-01	EXISTING CONDITIONS
04	SP-01	OVERALL LAYOUT
05	SP-02	SITE PLAN
06	SP-03	SITE PLAN
07	SP-04	SITE PLAN
08	GR-01	GRADING PLAN
09	GR-02	GRADING PLAN
10	GR-03	GRADING PLAN
11	GR-04	GRADING PLAN
12	EC-01	SEDIMENT AND EROSION CONTROL PLAN
13	PA-01	PAVING PLAN
14	UT-01	UTILITY PLAN
15	UT-02	UTILITY PLAN
16	UT-03	UTILITY PLAN
17	LS-01	LANDSCAPE PLAN
18	LS-02	LANDSCAPE DETAILS
19	DT-01	TYPICAL DETAILS
20	DT-02	TYPICAL DETAILS

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

TRENT LUNDY SMITH, PE NO. 26452 DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: _____



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF GRIMES.

SUBMITTAL AND REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	1/24/2022	CITY SUBMITTAL #1
2	2/7/2022	CITY SUBMITTAL #2
3	2/23/2022	CITY SUBMITTAL #3

PRELIMINARY

COVER SHEET

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS

ENGINEER
T. SMITH
DRAWN BY
J. ALVAREZ
CHECKED BY
C. SMITH
FIELD BOOK NO.

DRAWING NO. SHEET NO.
GN-01 01 / 20

GENERAL LEGEND

EXISTING / PROPOSED				EXISTING / PROPOSED				EXISTING / PROPOSED			
	SS	SANITARY SEWER MAIN			SANITARY SEWER MANHOLE				BOLLARD (BUMPER POST)		ROADWAY SIGN
	SS	SANITARY SEWER SERVICE			SANITARY SEWER CLEANOUT				MAILBOX		WELL
	FM	SANITARY SEWER FORCE MAIN			AIR RELEASE MANHOLE/DRAIN MANHOLE				DECIDUOUS TREE		EVERGREEN TREE
	ST	STORM SEWER MAIN OR CULVERT			STORM SEWER MANHOLE				SHRUB OR BUSH		TREE OR SHRUB LINE
	ST	SECONDARY STORM SEWER MAIN			STORM SEWER CLEANOUT				STUMP		MONITORING WELL
	ST	SECONDARY STORM SEWER SERVICE			STORM SEWER INTAKE				SOIL BORINGS		FLAG POLE
	W	WATER MAIN			STORM SEWER BEEHIVE INTAKE				SATELLITE DISH		SLOPE INDICATORS
	W	WATER SERVICE			FLARED END SECTION				CONTROL POINT		BENCH MARK
	E	UNDERGROUND ELECTRIC			FIRE HYDRANT				IRON PIN SET		IRON PIN FOUND
	OHE	OVERHEAD ELECTRIC			WATER VALVE				DRAWING NUMBER		
	T	UNDERGROUND TELEPHONE			WATER VALVE MANHOLE						
	FO	UNDERGROUND FIBER OPTIC			CURB STOP						
	TV	UNDERGROUND CABLE TV			WATER METER MANHOLE						
	G	GAS MAIN OR SERVICE			YARD HYDRANT						
		CONTOUR LINES INTERMEDIATE			ELECTRIC MANHOLE / VAULT						
		CONTOUR LINES INDEX			ELECTRIC PEDESTAL / TRANSFORMER						
		PROPERTY LINE / LOT LINE			OUTDOOR ELECTRIC POWER OUTLET						
		SECTION LINE			POWER POLE						
		EASEMENT			POWER POLE w/ STREET LIGHT						
		GUARD RAIL			STREET LIGHT POLE						
	X	FIELD FENCE			GUY WIRE						
	O	CHAIN LINK FENCE			TRAFFIC SIGNAL						
	□	WOODEN FENCE			TRAFFIC SIGNAL BOX						
	—	ROAD CENTERLINE			TRAFFIC SIGNAL MANHOLE / VAULT						
	—	GRADING LIMITS			RAILROAD CROSSING SIGNAL						
	—	CONSTRUCTION LIMITS			TELEPHONE MANHOLE / VAULT						
	AG	AG LINE			TELEPHONE PEDESTAL						
	—	WATERWAY FLOWLINE			CABLE TV MANHOLE / VAULT						
	—	TOP OF SLOPE			CABLE TV PEDESTAL						
	—	BOTTOM OF SLOPE			GAS VALVE						
	X	SILT FENCE									

ABBREVIATIONS

T/S	TOP OF SLAB
BC	BACK OF CURB
TC	TOP OF CURB
FL	FLOWLINE
CL	CENTERLINE
C	CUT
F	FILL
OFFSET	OFFSET
TOP	TOP OF SLOPE
BOT	BOTTOM OF SLOPE
EP	EDGE OF PAVING

PRELIMINARY CONSTRUCTION SCHEDULE:

(ESTIMATE AS PROVIDED BY OPUS 1-20-22)

ATI Group - Grimes Industrial Building					Report Date: 3/2/2020											
A Schedule																
Line	Name	Duration	Start	Finish	J	F	M	A	M	J	A	S	O	N		
					24	7	21	7	21	4	18	2	16	30	13	27
	Construction	207d	01/24/22	11/14/2022												
	Sitework	188d	01/24/22	9/19/2022												
3	Site Demolition / Tree Clearing	15d	01/24/22	2/11/2022												
4	Building Pad - Grading, Cement, Rock	20d	03/28/22	4/22/2022												
5	Remaining Site Grading	15d	04/22/22	5/12/2022												
6	Site Utilities	25d	05/02/22	6/6/2022												
7	Exterior Paving	30d	07/11/22	8/19/2022												
8	Landscaping	25d	08/15/22	9/19/2022												
	Core + Shell	138d	04/25/22	11/7/2022												
10	Foundations	25d	04/25/22	5/27/2022												
11	Precast Erection	20d	05/23/22	6/20/2022												
12	Steel Erection	25d	06/20/22	7/25/2022												
13	Roofing	25d	07/18/22	8/19/2022												
14	Dock Doors & Equipment	15d	08/22/22	9/12/2022												
15	Glass & Glazing	20d	08/22/22	9/19/2022												
16	Prepare Subgrade, Underfloor	5d	08/01/22	8/5/2022												
17	Prep and Pour SOG	25d	08/08/22	9/12/2022												
18	Fire Sprinkler	45d	09/06/22	11/7/2022												
19	Plumbing, HVAC, and Electrical	45d	09/06/22	11/7/2022												
20	Install Doors, Frames & Hardware	15d	08/15/22	9/2/2022												
21	Exterior Paint	25d	08/29/22 *	10/3/2022												
	Project Completion	10d	10/31/22	11/14/2022												
23	Inspections / Punchlist	10d	10/31/22	11/11/2022												
24	Occupancy	0d	11/14/22	11/14/2022												

Print Date: 1/20/2022

Page: 1 of 1

GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- C. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- E. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, AND SUMP.
- F. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS.
- I. OUTDOOR STORAGE IS PROHIBITED.
- J. NO EXPOSED DUMPSTERS ARE PERMITTED OUTSIDE

SANITARY SEWER NOTES:

- A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
- G. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

WATER MAIN NOTES:

- A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- E. WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

STORM SEWER NOTES:

- A. ALL STORM SEWER IN THE ROW SHALL BE ROP, UNLESS OTHERWISE APPROVED BY THE CITY.
- B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- D. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

SIGNAGE NOTES:

- A. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
- B. ALL SIGN POSTS SHALL BE TELESAR 2"x2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.
1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.
4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.
6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.

GRADING NOTES:



THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



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LEGEND AND GENERAL NOTES

WEST METRO INDUSTRIAL SITE PLAN

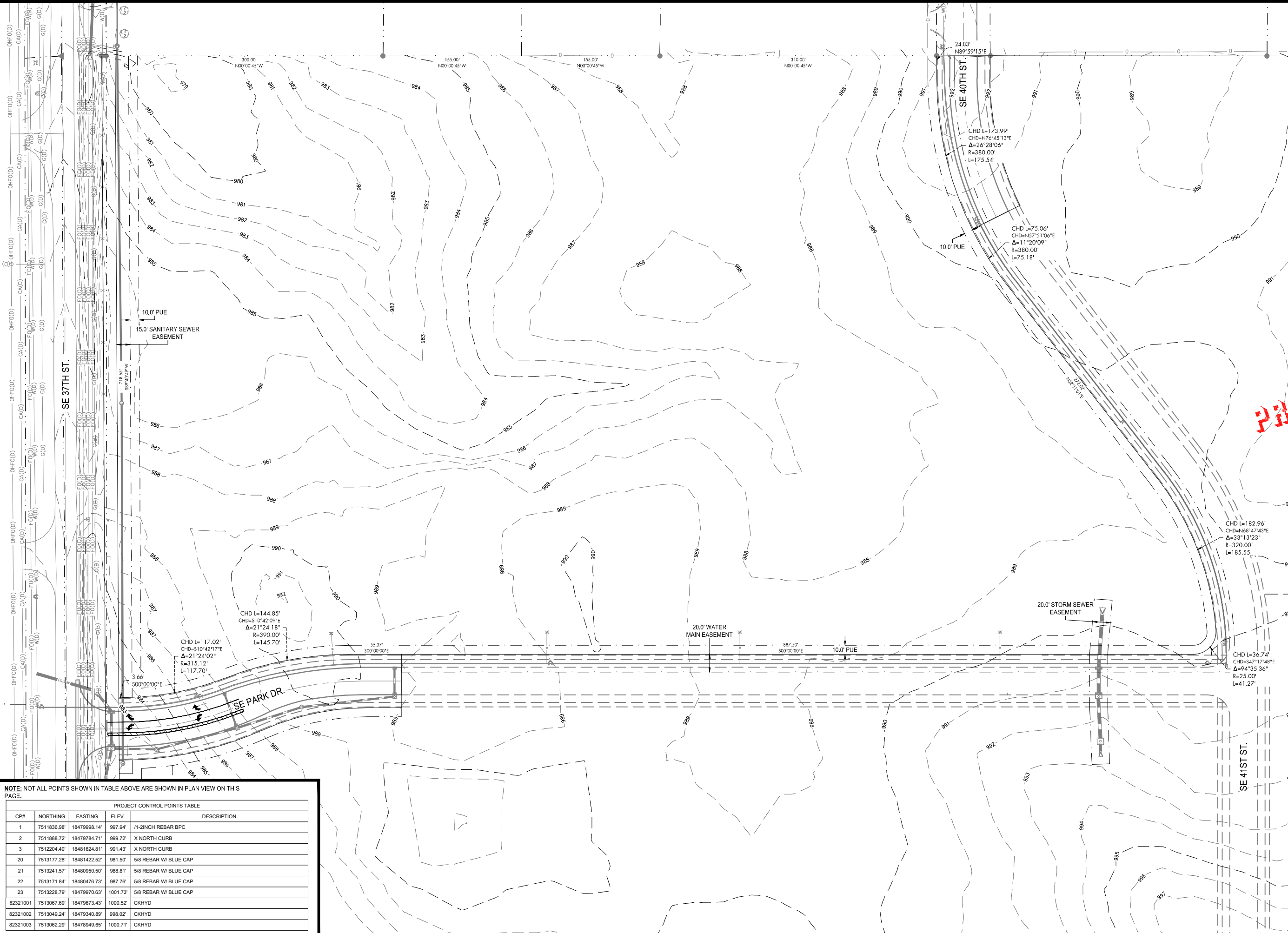
GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS
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ENGINEER
T. SMITH
DRAWN BY
J. ALVAREZ
CHECKED BY
C. SMITH
FIELD BOOK NO.
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DRAWING NO.
GN-02
SHEET NO.
02 / 20

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NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.

PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7511836.98'	18479998.14'	997.94'	1/2-INCH REBAR BPC
2	7511888.72'	18479784.71'	999.72'	X NORTH CURB
3	7512204.40'	18481624.81'	991.43'	X NORTH CURB
20	7513177.28'	18481422.52'	981.50'	5/8 REBAR W/ BLUE CAP
21	7513241.57'	18480950.50'	988.81'	5/8 REBAR W/ BLUE CAP
22	7513171.84'	18480476.73'	987.78'	5/8 REBAR W/ BLUE CAP
23	7513228.79'	18479970.63'	1001.73'	5/8 REBAR W/ BLUE CAP
82321001	7513067.69'	18479673.43'	1000.52'	CKHYD
82321002	7513049.24'	18479340.89'	998.02'	CKHYD
82321003	7513062.29'	18478949.65'	1000.71'	CKHYD



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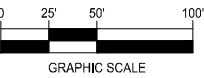
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GRIMES, IOWA

211031-000

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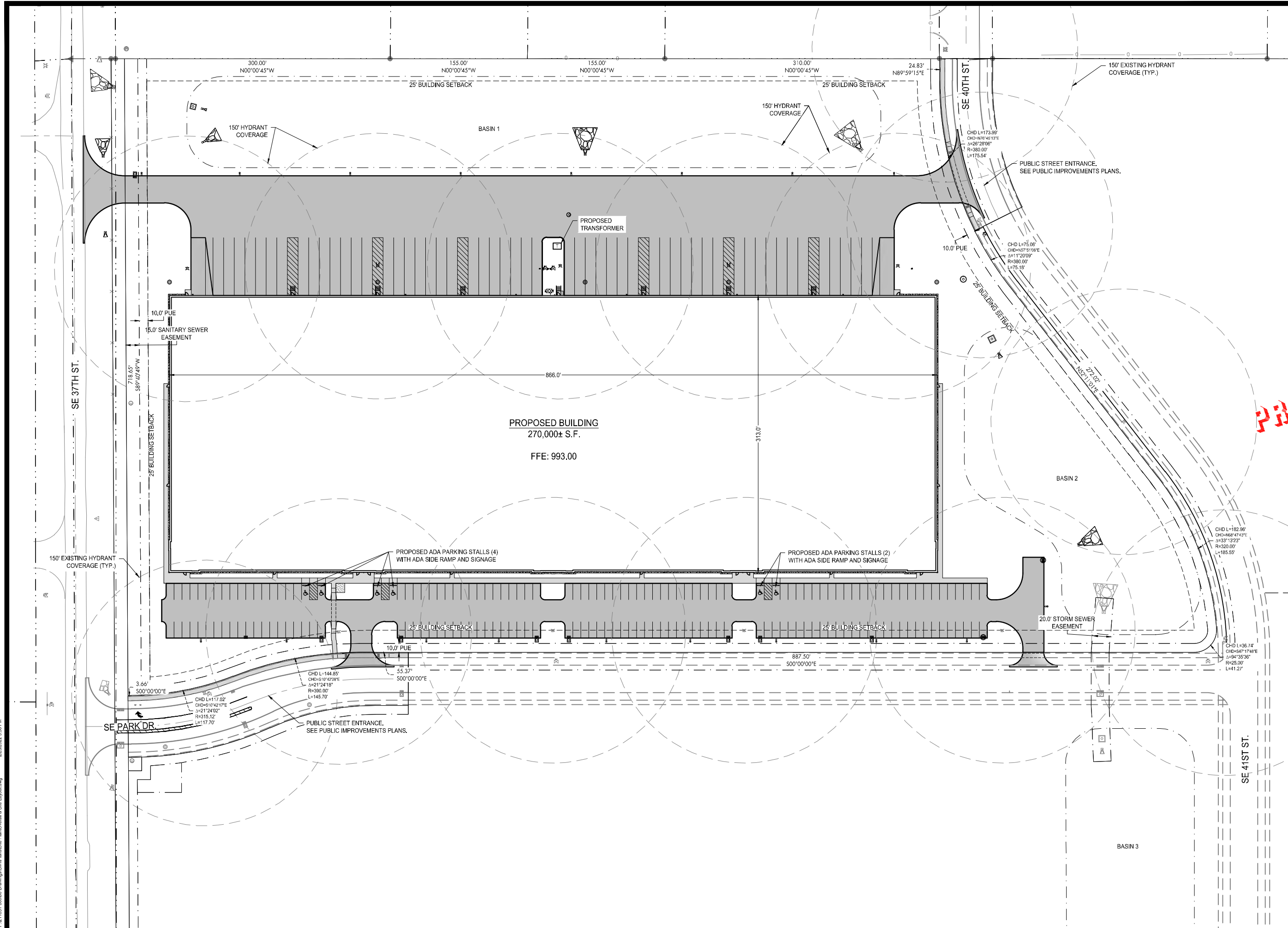
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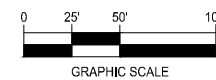
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OVERALL LAYOUT



NORTH



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GRIMES, IOWA

211031-000

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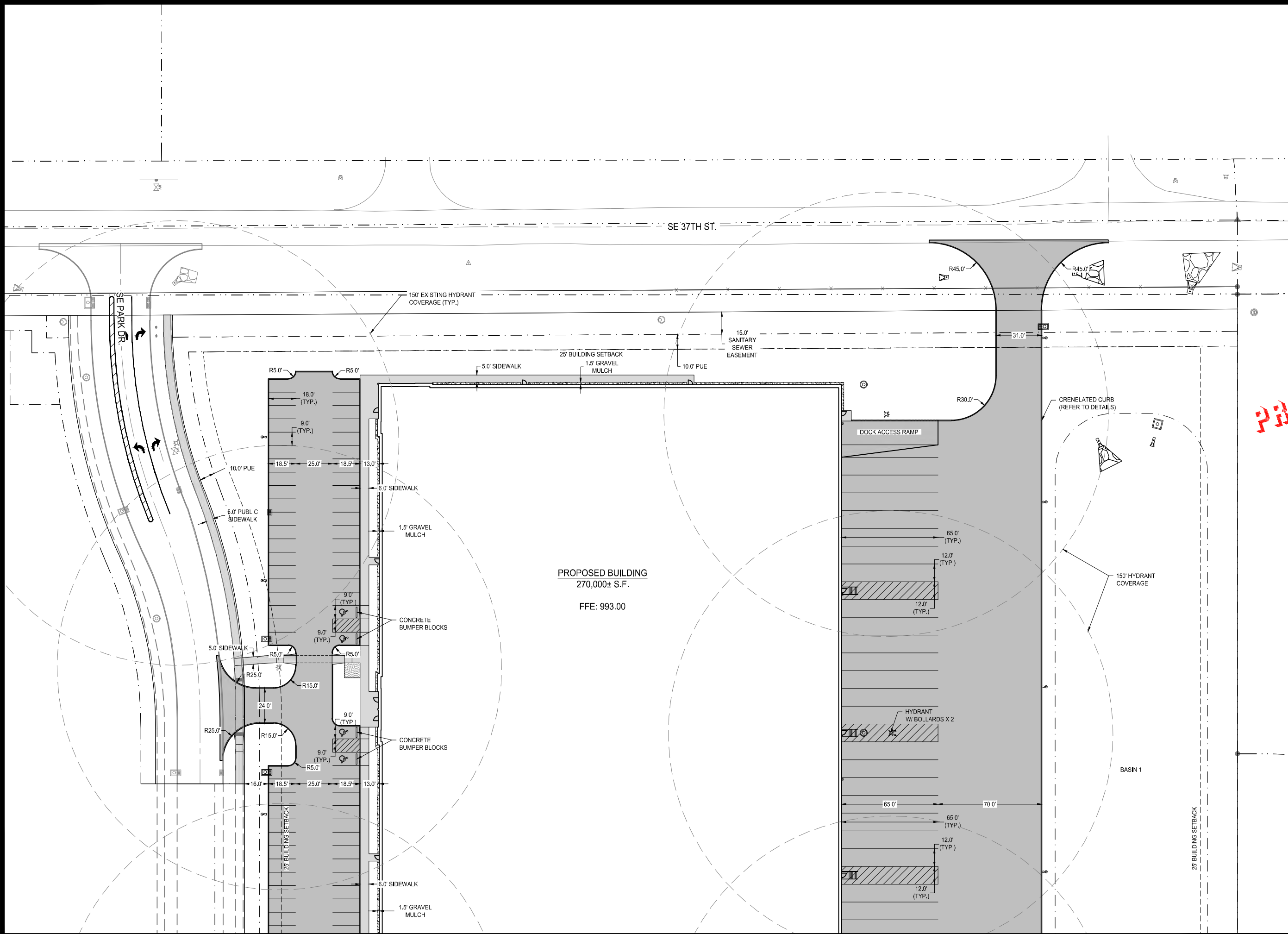
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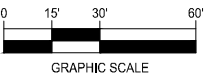
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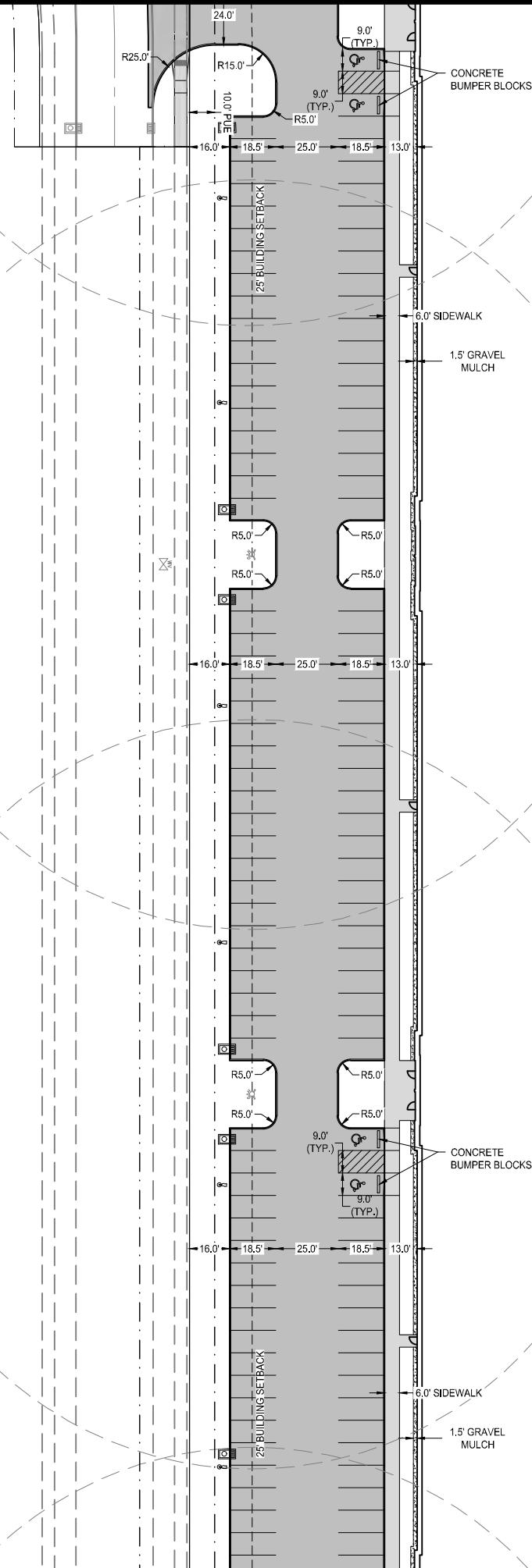
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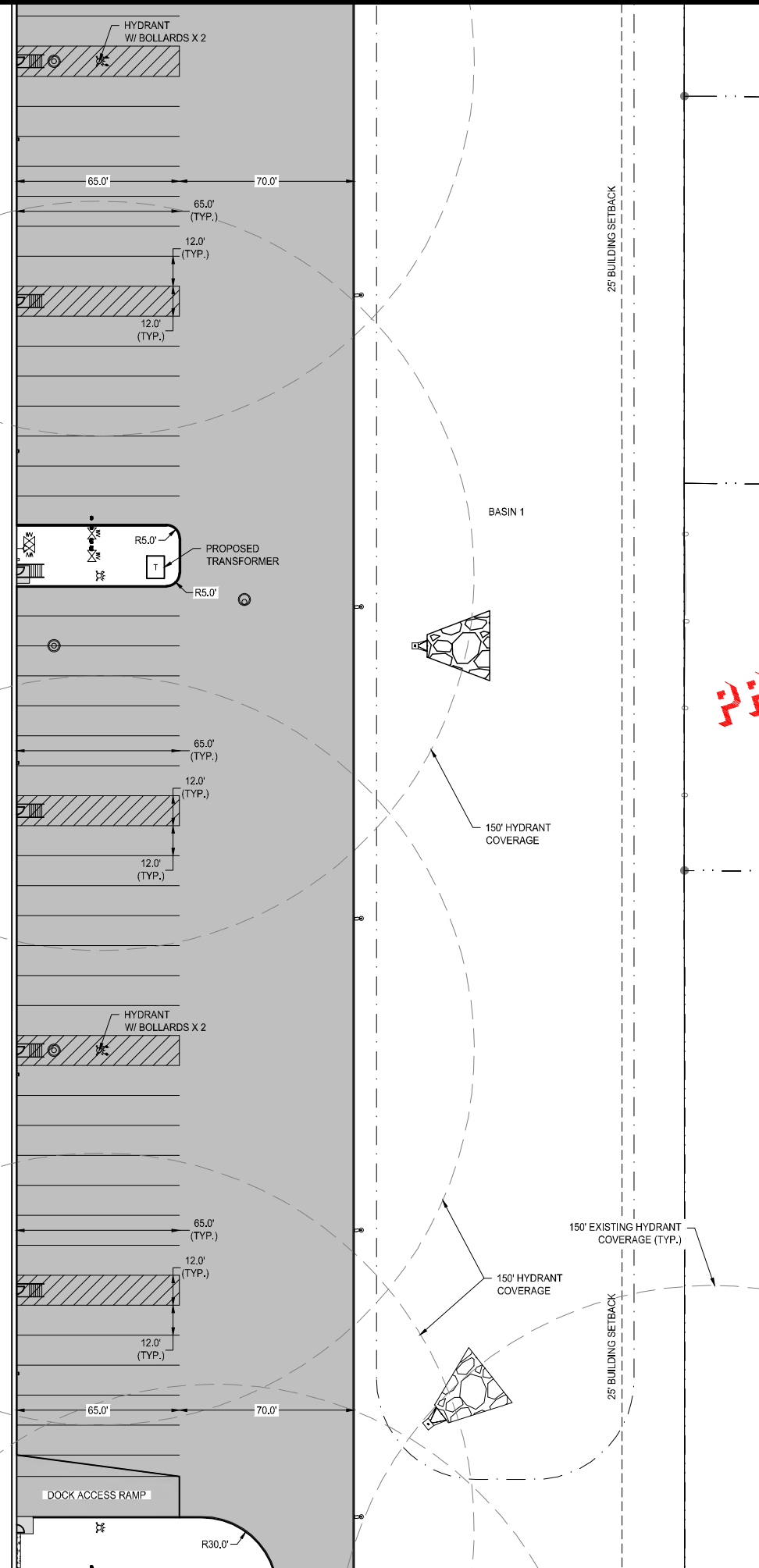
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PROPOSED BUILDING
270,000± S.F.
FFE: 993.00



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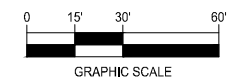
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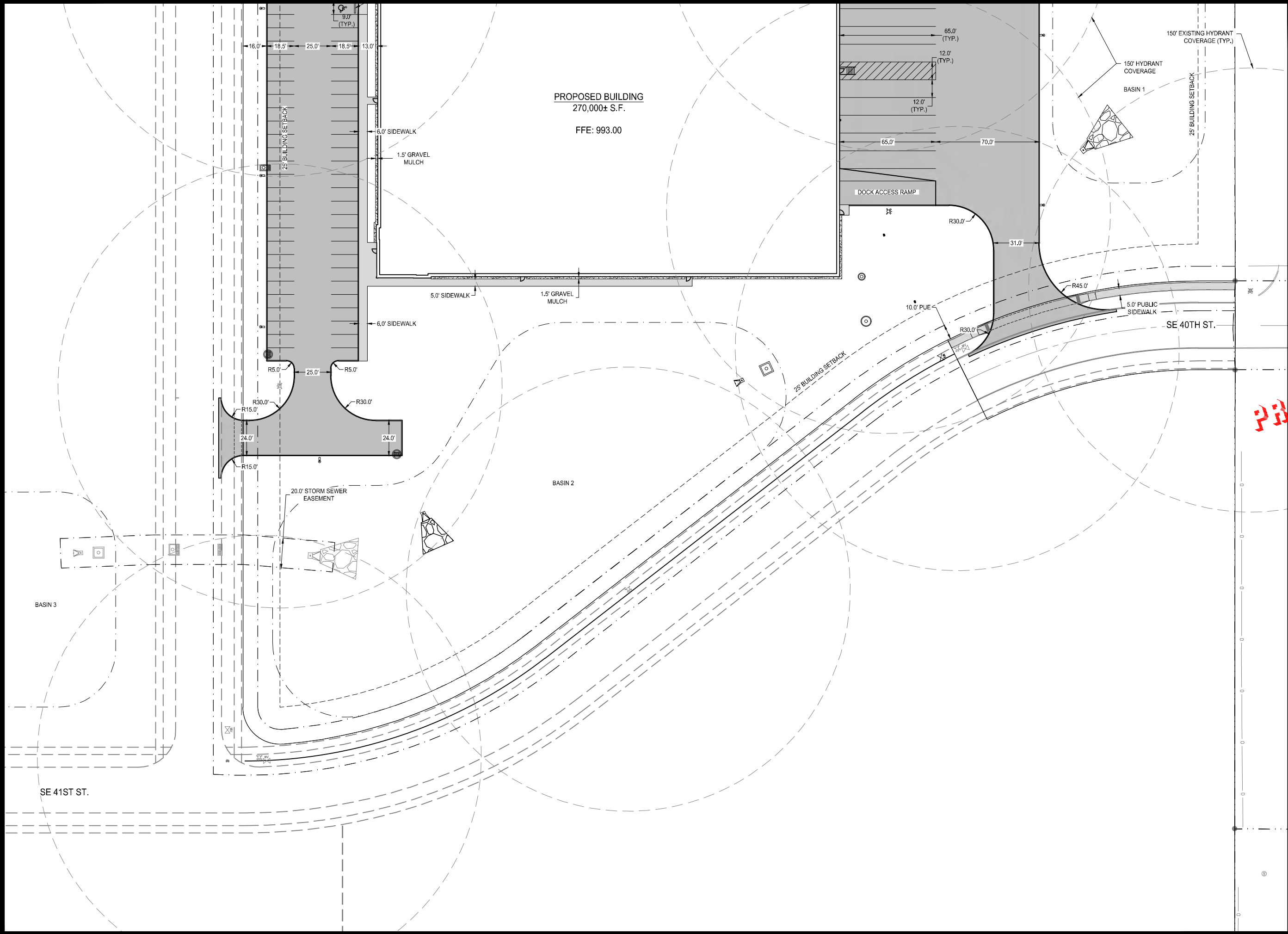
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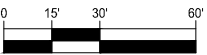
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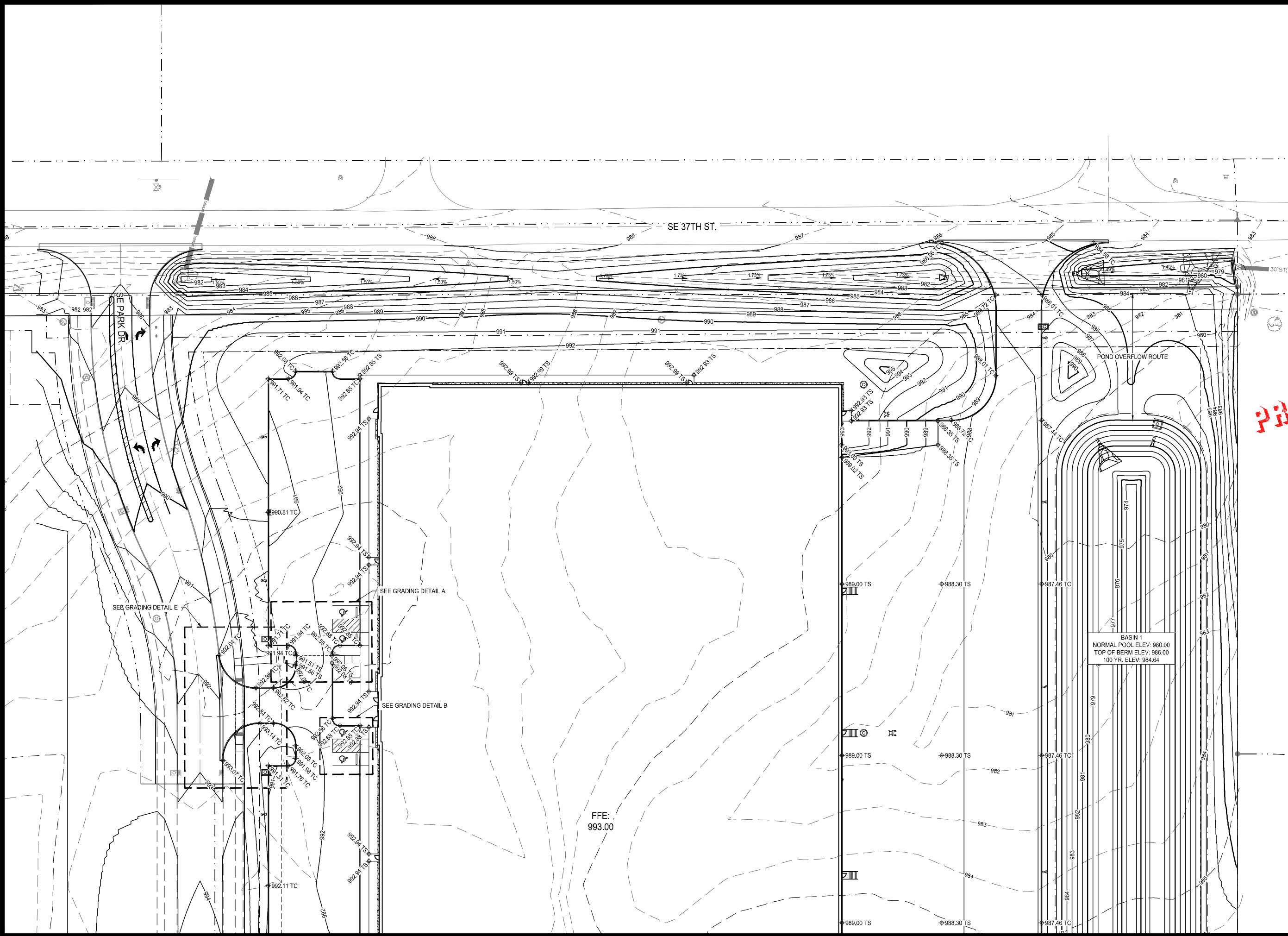
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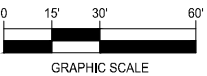


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GRADING PLAN



NORTH



GRAPHIC SCALE

WEST METRO INDUSTRIAL
SITE PLAN

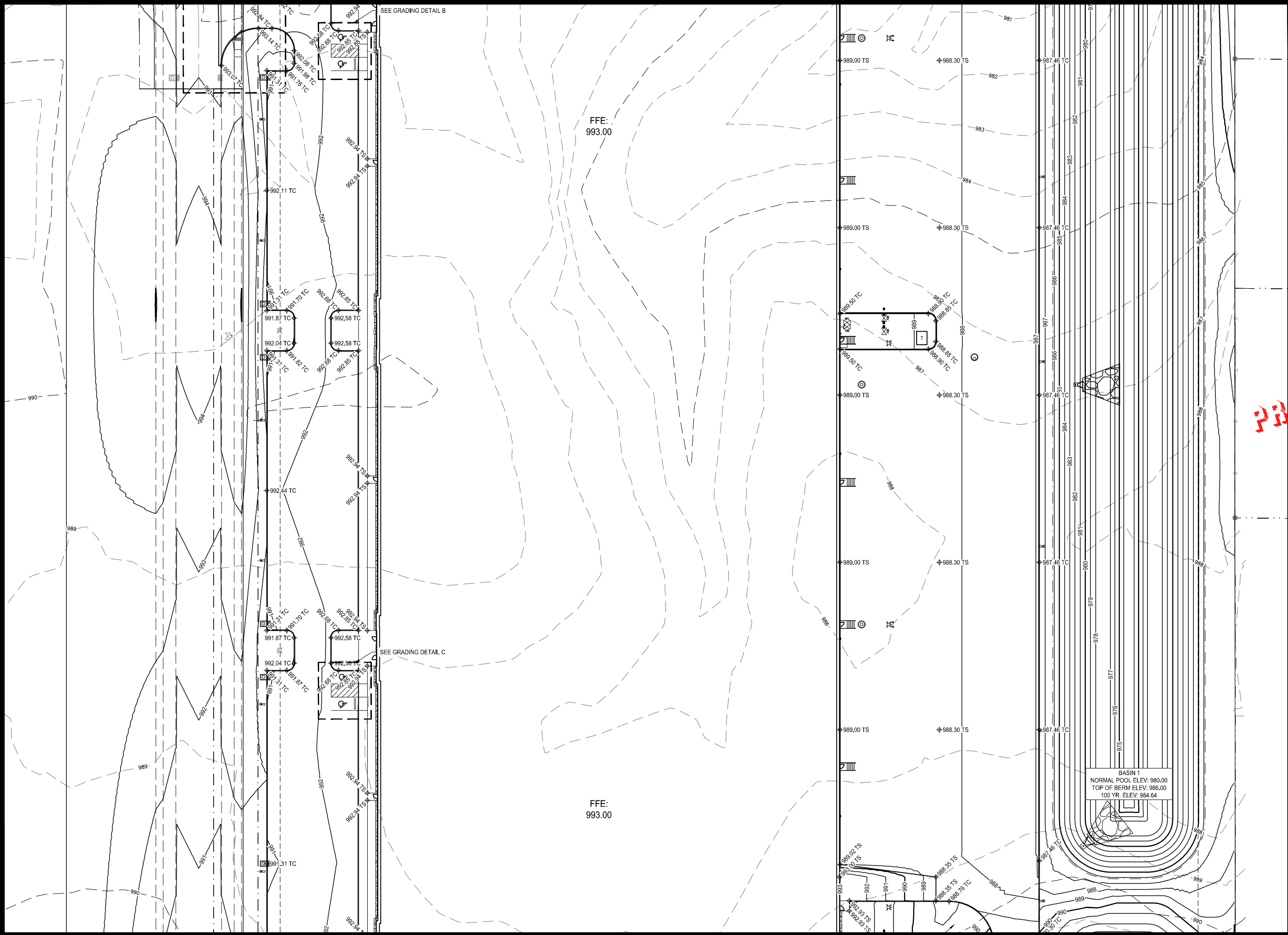
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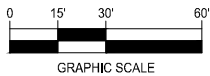
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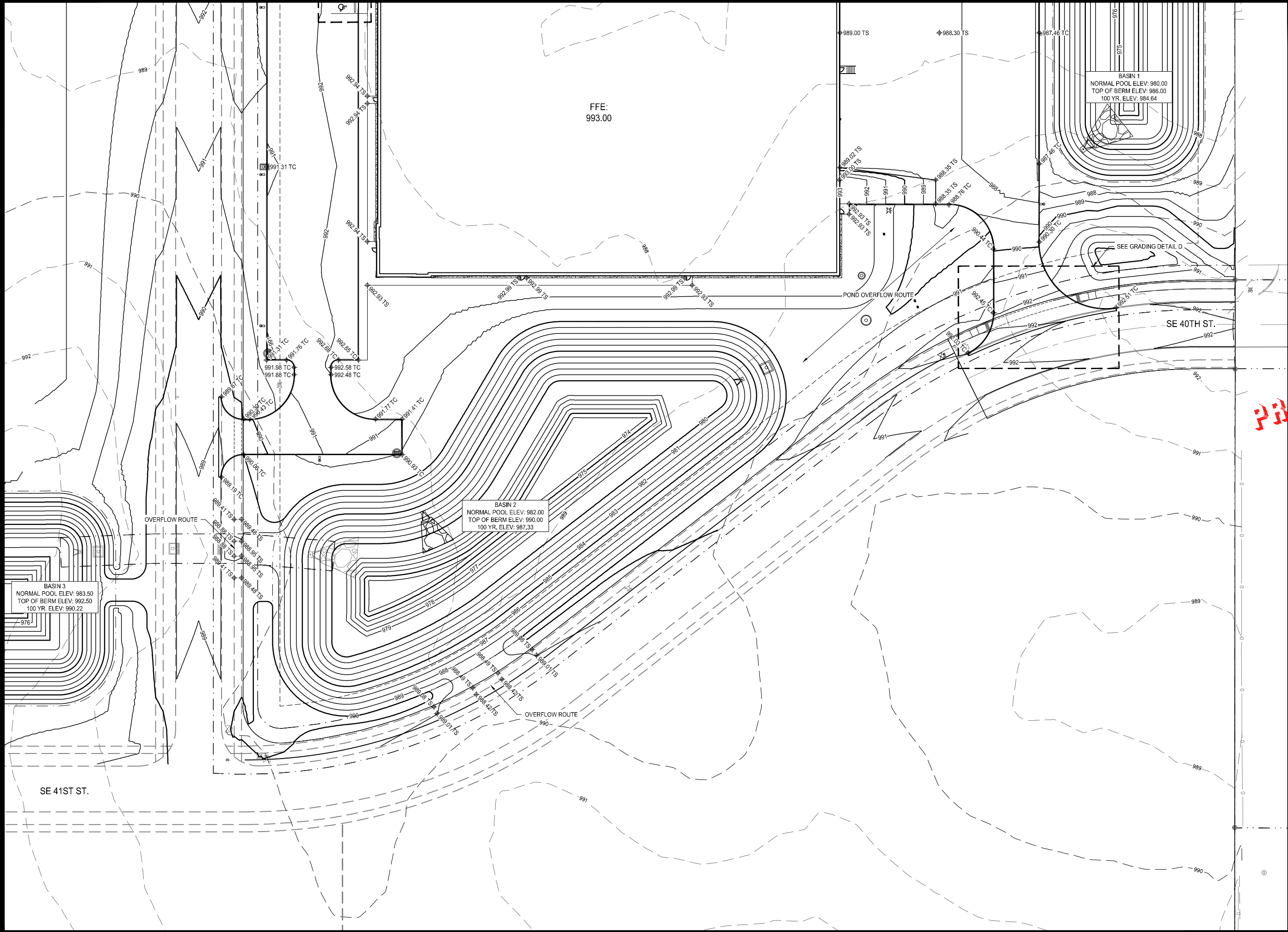
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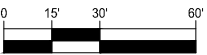
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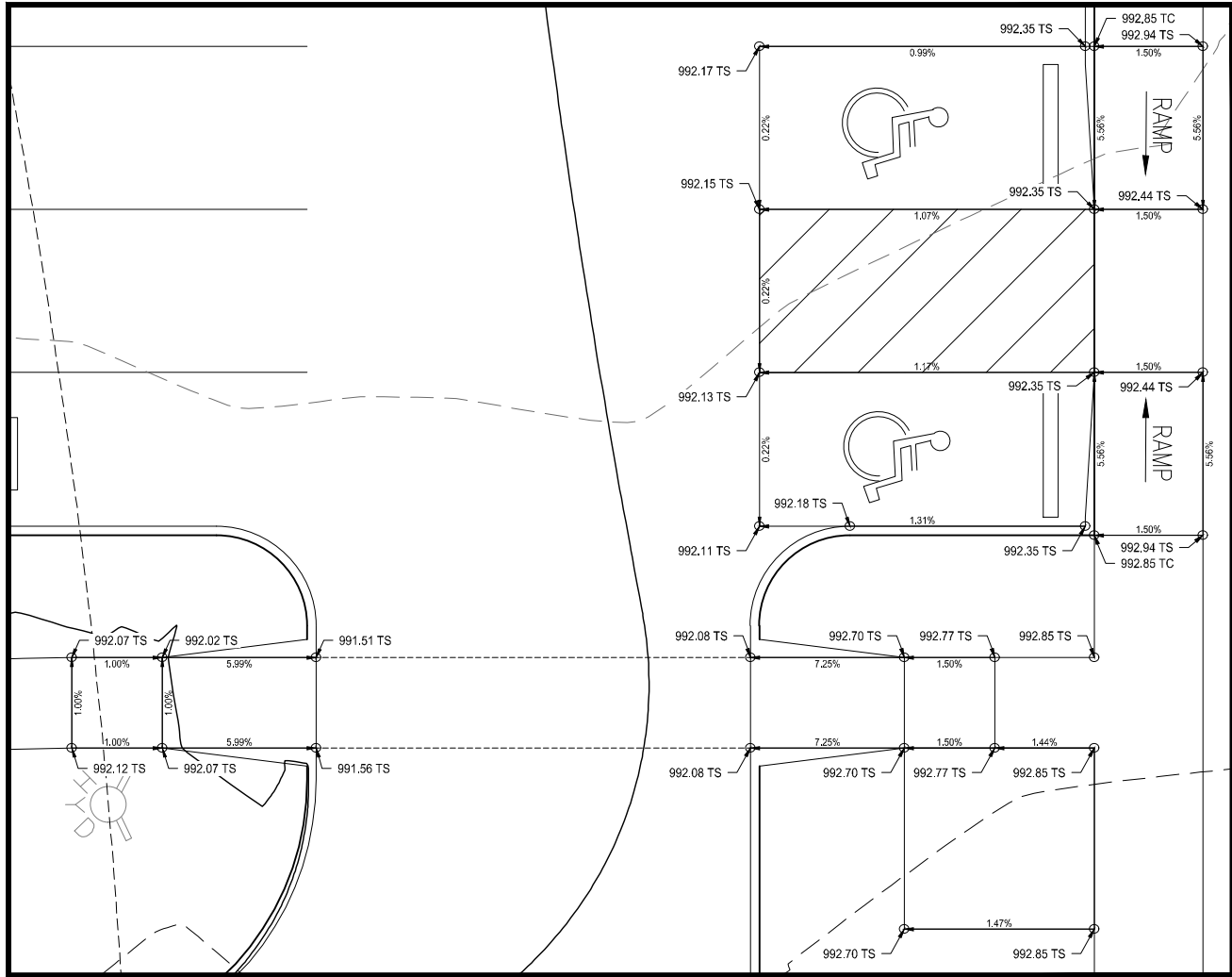
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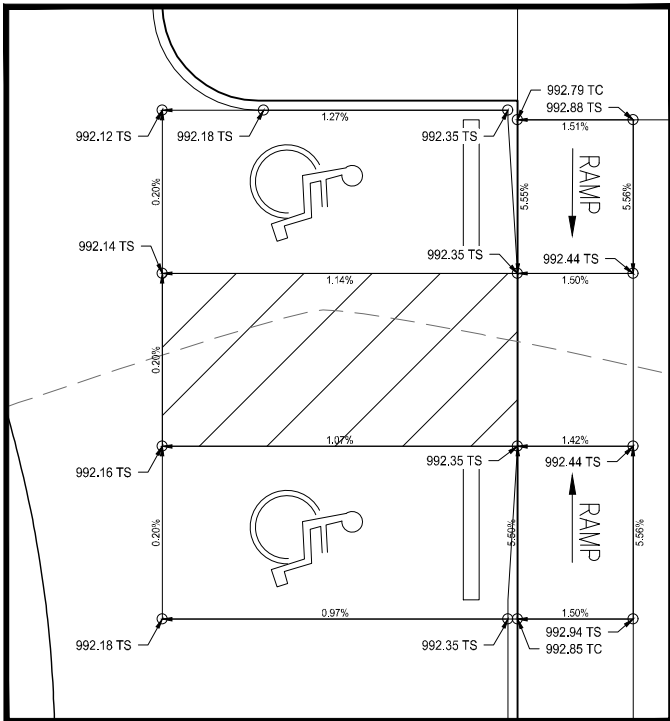
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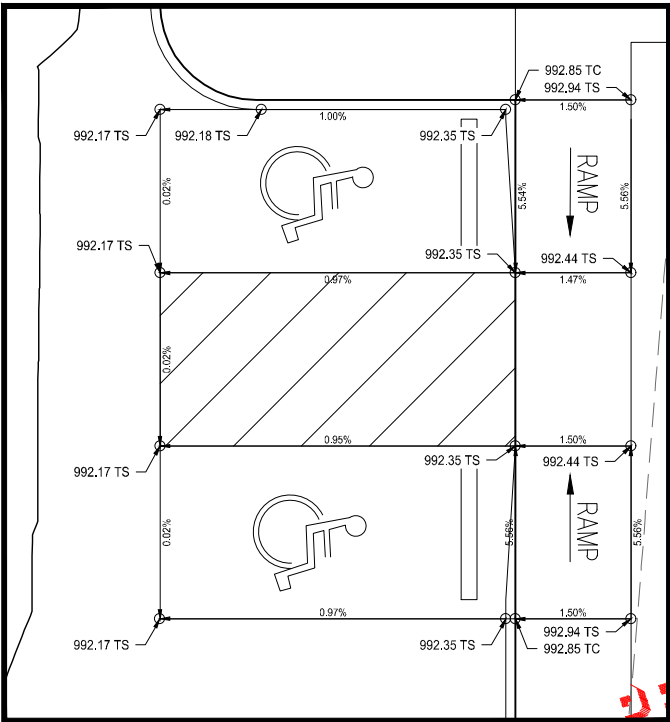
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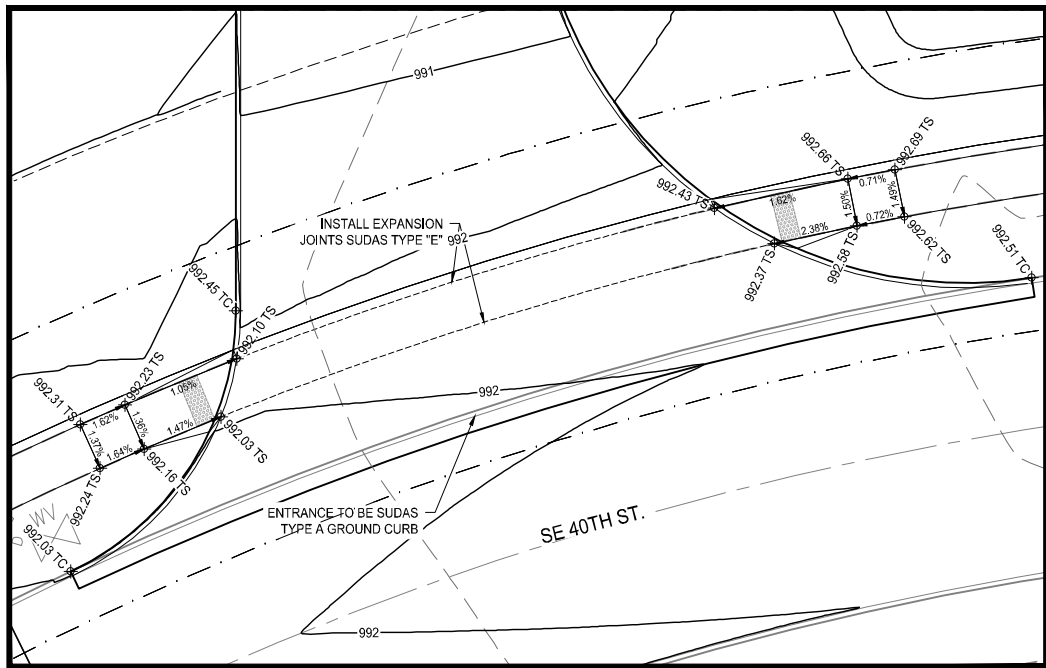
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SCALE: 1" = 5'



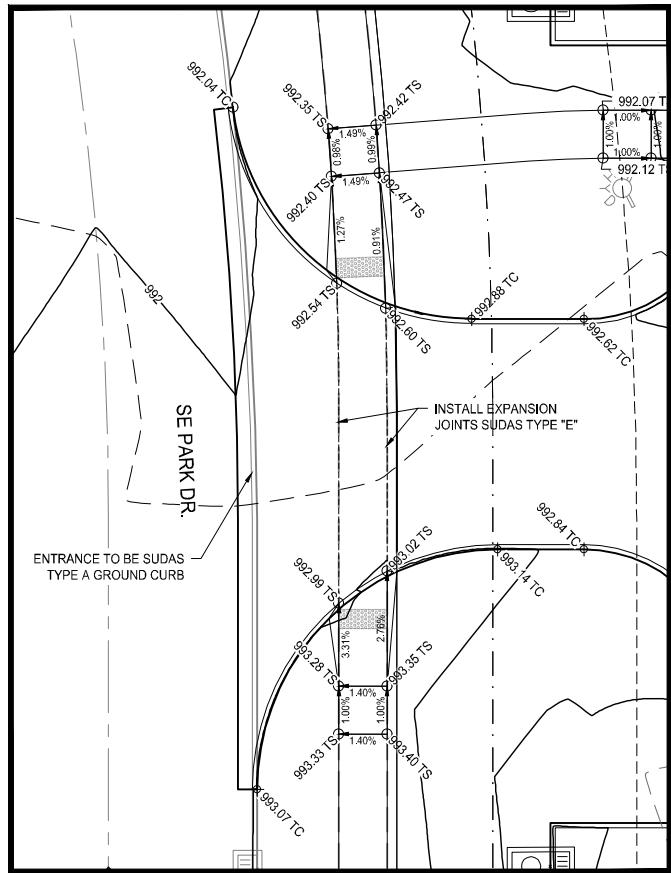
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SCALE: 1" = 5'



GRADING DETAIL - C
SCALE: 1" = 5'



GRADING DETAIL - D
SCALE: 1" = 10'



GRADING DETAIL - E
SCALE: 1" = 10'

GRADING PLAN



NORTH

WEST METRO INDUSTRIAL
SITE PLAN

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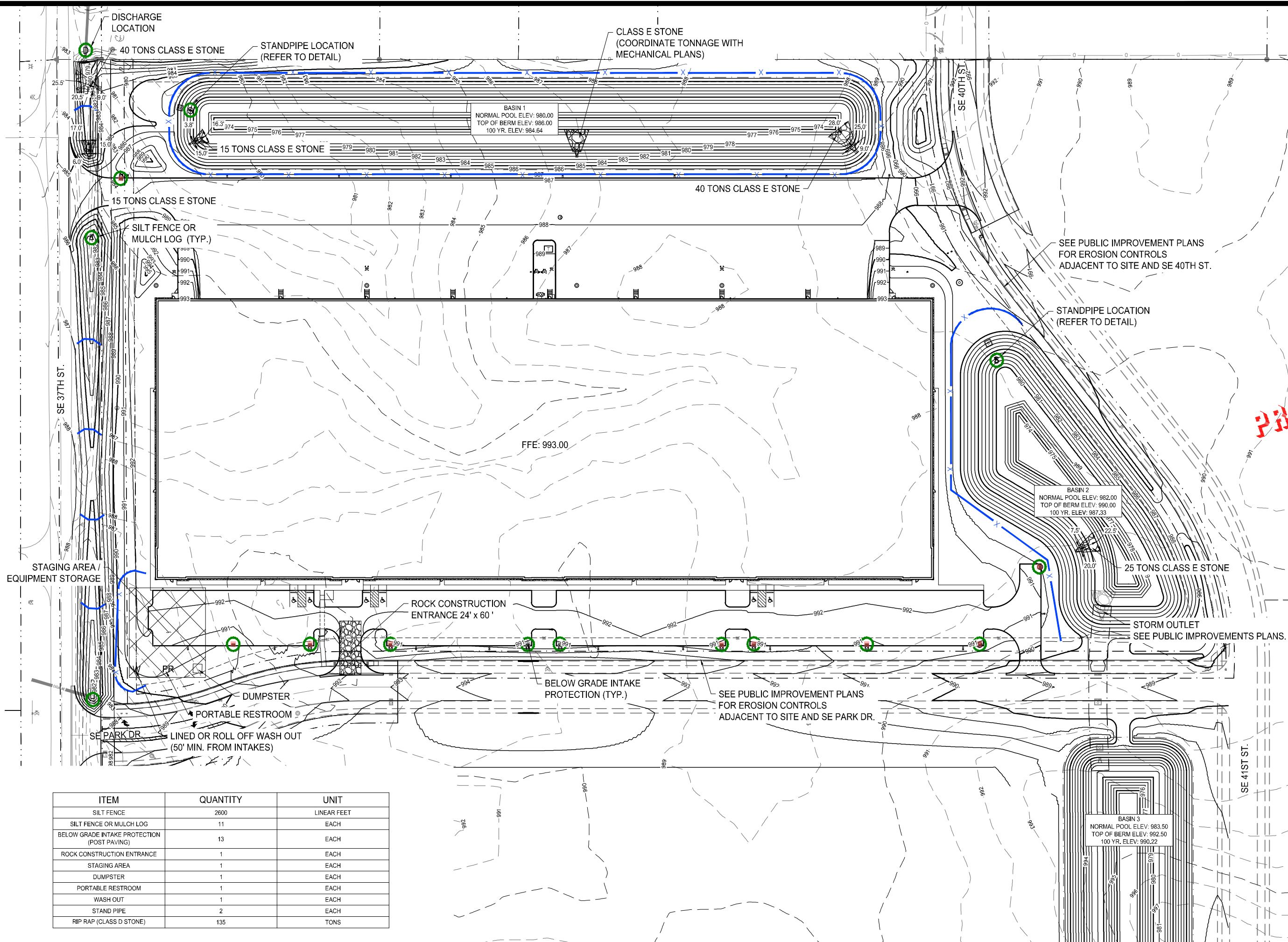
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ITEM	QUANTITY	UNIT
SILT FENCE	2600	LINEAR FEET
SILT FENCE OR MULCH LOG	11	EACH
BELOW GRADE INTAKE PROTECTION (POST PAVING)	13	EACH
ROCK CONSTRUCTION ENTRANCE	1	EACH
STAGING AREA	1	EACH
DUMPSTER	1	EACH
PORTABLE RESTROOM	1	EACH
WASH OUT	1	EACH
STAND PIPE	2	EACH
RIP RAP (CLASS D STONE)	135	TONS

PRELIMINARY

**SEDIMENT AND
EROSION CONTROL
PLAN**

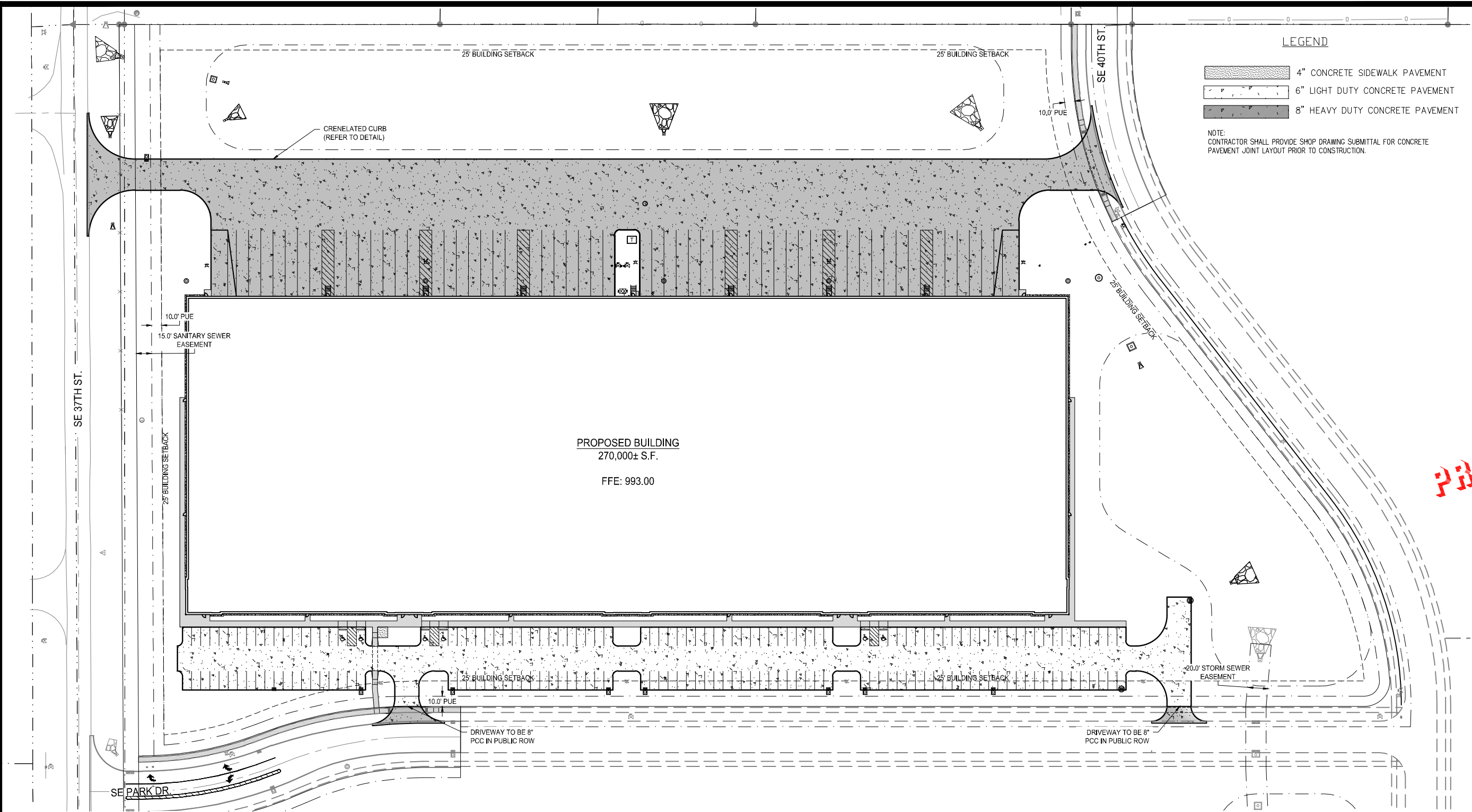


**WEST METRO INDUSTRIAL
SITE PLAN**

GRIMES, IOWA
211031-000
JANUARY 24, 2022
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LEGEND

- 4" CONCRETE SIDEWALK PAVEMENT
- 6" LIGHT DUTY CONCRETE PAVEMENT
- 8" HEAVY DUTY CONCRETE PAVEMENT

NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTAL FOR CONCRETE PAVEMENT JOINT LAYOUT PRIOR TO CONSTRUCTION.

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PAVING PLAN



CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

6" CONCRETE PAVEMENT
4" CRUSHED ROCK
7" STABILIZED SOIL SUBGRADE TO MATCH THIS PROJECT'S GEOTECHNICAL REPORT

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

LIGHT DUTY CONCRETE PAVEMENT DETAIL
NO SCALE

CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

8" CONCRETE PAVEMENT
4" CRUSHED ROCK
7" STABILIZED SOIL SUBGRADE TO MATCH THIS PROJECT'S GEOTECHNICAL REPORT

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

HEAVY DUTY CONCRETE PAVEMENT DETAIL
NO SCALE

CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

6" CONCRETE PAVEMENT
12" STABILIZED SOIL SUBGRADE TO MATCH THIS PROJECT'S GEOTECHNICAL REPORT

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

ALTERNATE LIGHT DUTY CONCRETE PAVEMENT DETAIL
NO SCALE

CONCRETE PAVEMENT AND SUBGRADE SECTION THICKNESS DESIGN IS AS PROVIDED BY THE OWNER.

8" CONCRETE PAVEMENT
12" STABILIZED SOIL SUBGRADE TO MATCH THIS PROJECT'S GEOTECHNICAL REPORT

NOTE:
SUBGRADE SHALL BE PREPARED AND COMPACTED PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

ALTERNATE HEAVY DUTY CONCRETE PAVEMENT DETAIL
NO SCALE

WEST METRO INDUSTRIAL
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GRIMES, IOWA
211031-000
JANUARY 24, 2022
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ENGINEER
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CHECKED BY
C. SMITH

DRAWN BY
J. ALVAREZ
FIELD BOOK NO.
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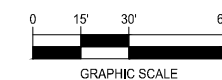
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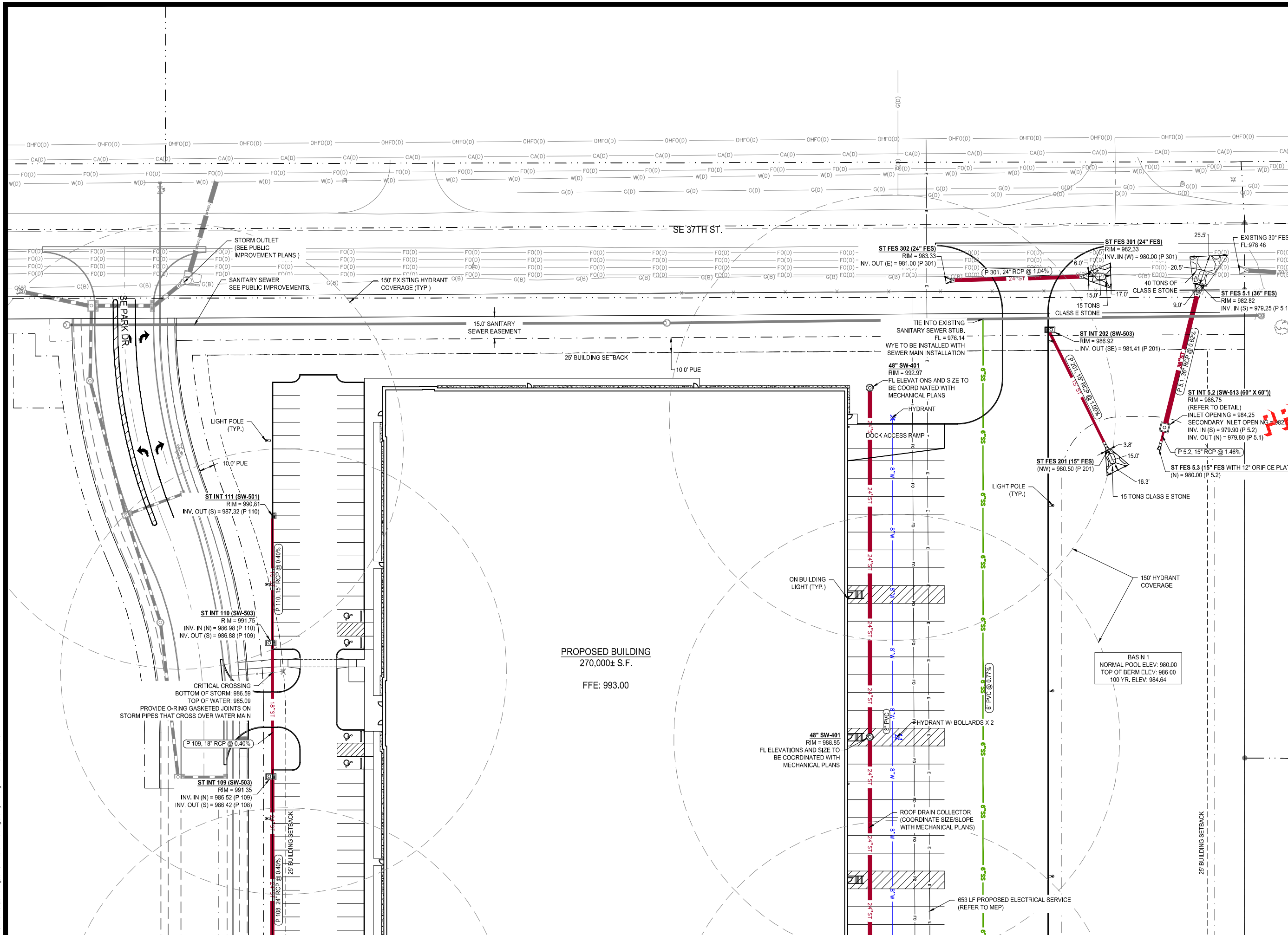


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PROVIDE O-RING GASKETED JOINTS ON
STORM PIPES THAT CROSS OVER WATER MAIN

ST INT 109 (SW-503)
RIM = 991.35
INV. IN (N) = 986.52 (P 109)
INV. OUT (S) = 986.42 (P 108)

ST INT 108 (SW-503)
RIM = 991.35
INV. IN (N) = 985.81 (P 108)
INV. OUT (S) = 985.71 (P 107)

ST INT 107 (SW-503)
RIM = 991.36
INV. IN (N) = 985.57 (P 107)
INV. OUT (S) = 985.47 (P 106)

ST INT 106 (SW-503)
RIM = 991.36
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INV. OUT (S) = 984.65 (P 105)

ST INT 105 (SW-503)
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INV. IN (N) = 984.50 (P 105)
INV. OUT (S) = 984.40 (P 104)

ST INT 104 (SW-503)
RIM = 991.31
INV. IN (N) = 983.90 (P 104)
INV. OUT (S) = 983.80 (P 103)

CRITICAL CROSSING
BOTTOM OF STORM: 985.39
TOP OF WATER: 983.89
PROVIDE O-RING GASKETED JOINTS ON
STORM PIPES THAT CROSS OVER WATER MAIN

CRITICAL CROSSING
BOTTOM OF STORM: 984.28
TOP OF WATER: 982.78
PROVIDE O-RING GASKETED JOINTS ON
STORM PIPES THAT CROSS OVER WATER MAIN

PROPOSED BUILDING
270,000± S.F.

FFE: 993.00

48" SW-401
RIM = 988.85
FL ELEVATIONS AND SIZE TO
BE COORDINATED WITH
MECHANICAL PLANS

GATE VALVE 8"
SERVICE LINE
5' FROM BUILDING
GATE VALVE 8"
FIRE LINE
5' FROM BUILDING
PROPOSED FIRE
DEPARTMENT CONNECTION
PROPOSED
KNOX BOX
6" PROPOSED
SANITARY SEWER
SERVICE FL = 981.00

48" SW-401
RIM = 988.85
FL ELEVATIONS AND SIZE TO
BE COORDINATED WITH
MECHANICAL PLANS

48" SW-401
RIM = 988.85
FL ELEVATIONS AND SIZE TO
BE COORDINATED WITH
MECHANICAL PLANS

ON BUILDING
LIGHT (TYP.)

HYDRANT W/ BOLLARDS X 2

ROOF DRAIN COLLECTOR
(COORDINATE SIZE/SLOPE
WITH MECHANICAL PLANS)

653 LF PROPOSED ELECTRICAL SERVICE
(REFER TO MEP)

545± LF PROPOSED FIBER SERVICE
(REFER TO MEP)

48" SW-301
RIM ELEV. = 987.83
INV. IN (W) = 980.09 (P-17)
INV. OUT (N) = 979.99 (P-16)

24" FES
(W) = 980.50 (P-19)

CLASS E STONE
(COORDINATE TONNAGE
WITH MECHANICAL PLANS)

ROOF DRAIN COLLECTOR
(COORDINATE SIZE/SLOPE
WITH MECHANICAL PLANS)

PROVIDE 18" MIN. CLEARANCE AT
CRITICAL CROSSING
PROVIDE O-RING GASKETED
JOINTS ON STORM PIPES THAT
CROSS OVER WATER MAIN

HYDRANT W/ BOLLARDS X 2

ROOF DRAIN COLLECTOR
(COORDINATE SIZE/SLOPE
WITH MECHANICAL PLANS)

LIGHT POLE
(TYP.)

BASIN 1
NORMAL POOL ELEV: 980.00
TOP OF BERM ELEV: 986.00
100 YR. ELEV: 984.64

150' EXISTING HYDRANT
COVERAGE (TYP.)

ST FES 4.1 (36" FES)
(SW) = 980.50 (P 4.1)



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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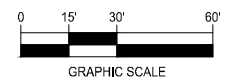
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PRELIMINARY

UTILITY PLAN



NORTH



GRAPHIC SCALE

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA

211031-000

JANUARY 24, 2022

REVISIONS

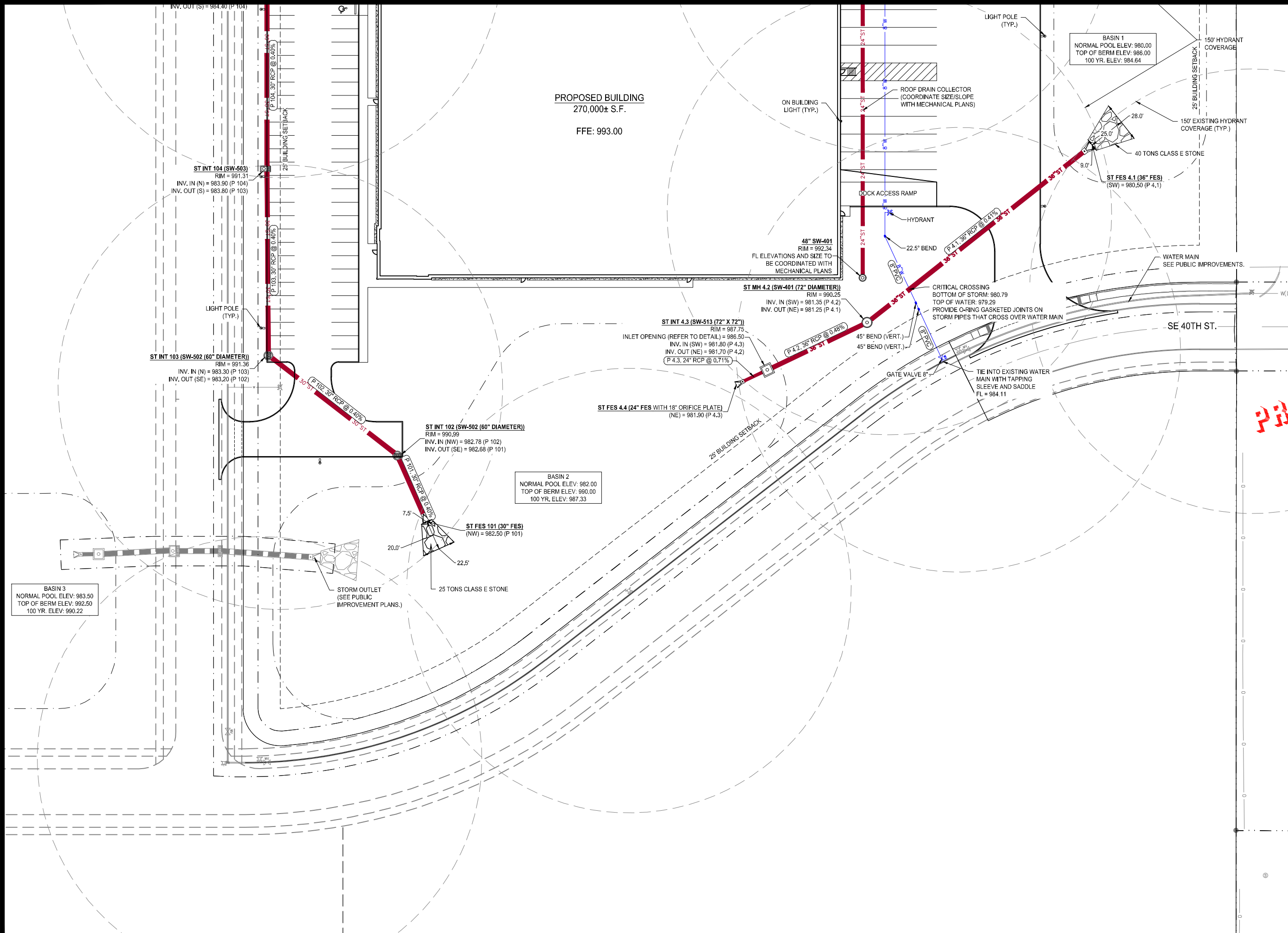
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ENGINEER
T. SMITH
CHECKED BY
C. SMITH

DRAWN BY
J. ALVAREZ
FIELD BOOK NO.

DRAWING NO.
UT-02

SHEET NO.
15 / 20



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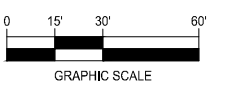
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PRELIMINARY

UTILITY PLAN



NORTH

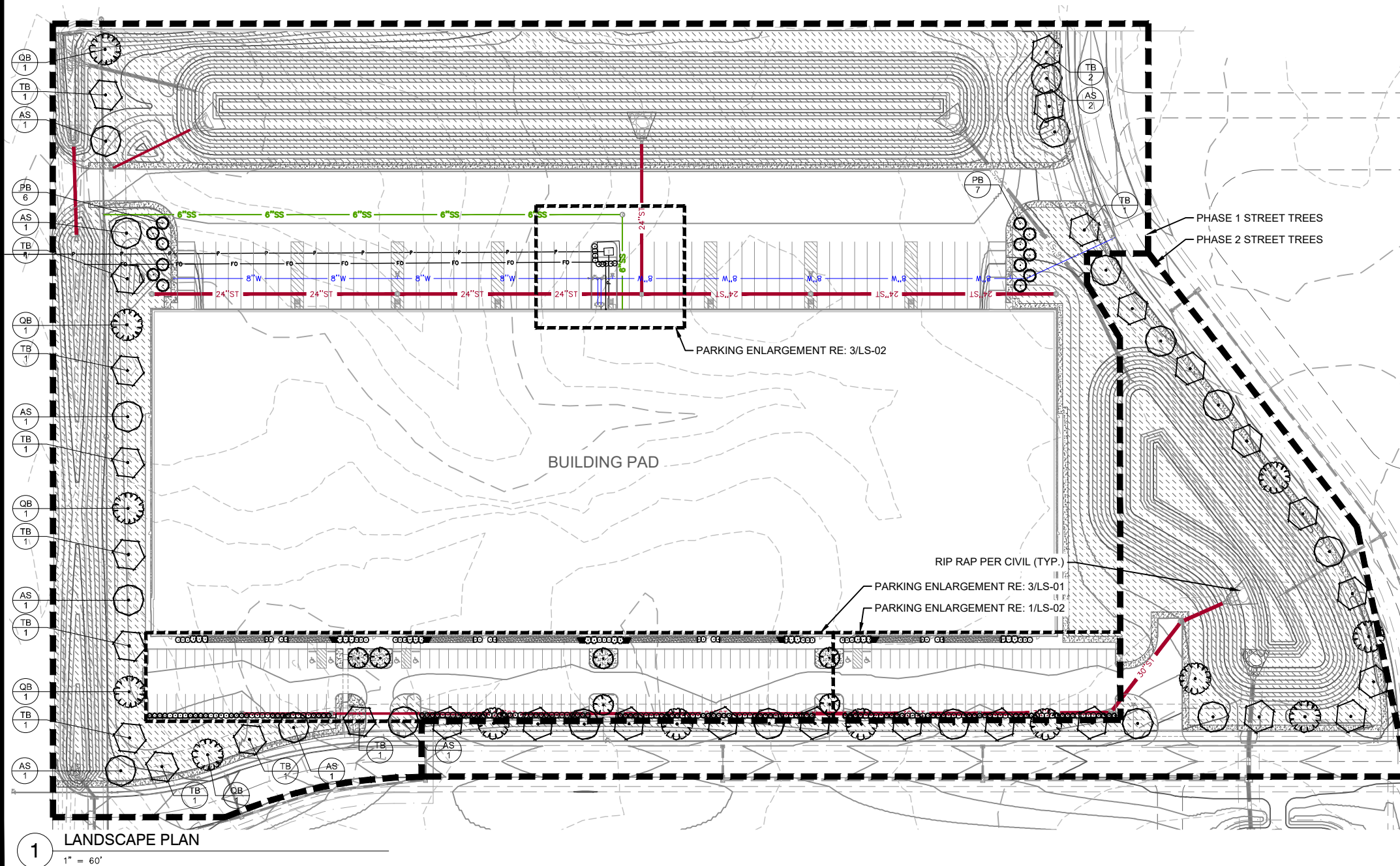
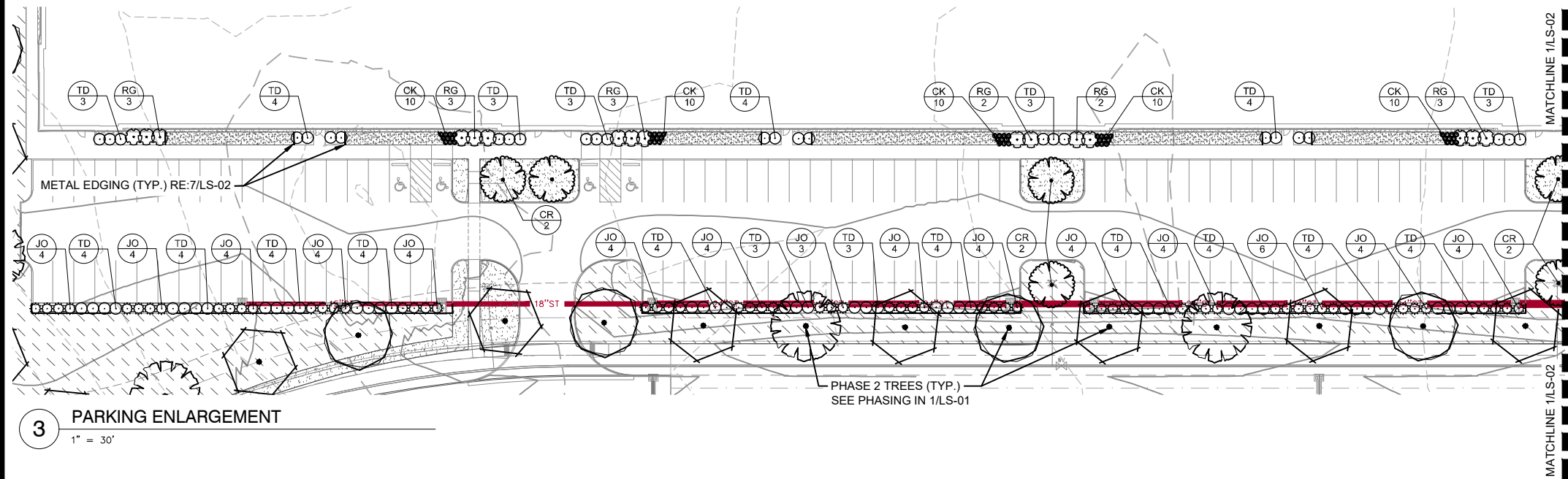


WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS

ENGINEER
T. SMITH
CHECKED BY
C. SMITH
DRAWN BY
J. ALVAREZ
FIELD BOOK NO.

DRAWING NO.
UT-03
SHEET NO.
16 / 20



LANDSCAPE REQUIREMENTS

PER CHAPTER 151 OF THE CITY OF GRIMES, IOWA UNITED DEVELOPMENT ORDINANCE.

MINIMUM PLANT UNIT REQUIREMENTS	REQUIREMENT	PROVIDED
MINIMUM TREE REQUIREMENT	73 TREES	
1 TREE / 1000 SF OF REQUIRED OPEN SPACE		
MINIMUM OPEN SPACE	REQUIREMENT	PROVIDED
MINIMUM OPEN SPACE	10% OPEN SPACE REQUIRED (72,107 SF)	28% PROVIDED (201,901 SF)
STREET TREES	REQUIREMENT	PROVIDED
SE 30TH STREET	1 LARGE TREE PER 50 LF (720 LF)	16 TREES REQUIRED - 16 PROVIDED
PROPOSED NORTHSOUTH EXTENSION	1 LARGE TREE PER 50 LF (137 LF)	3 TREES REQUIRED - 3 PROVIDED
PROPOSED EAST/WEST EXTENSION	1 LARGE TREE PER 50 LF (204 LF)	5 TREES REQUIRED - 5 PROVIDED
FUTURE STREET TREES	REQUIREMENT	PROVIDED
NORTHSOUTH EXTENSION	1 LARGE TREE PER 50 LF (1125 LF)	25 TREES REQUIRED - 25 PROVIDED
EAST/WEST EXTENSION	1 LARGE TREE PER 50 LF (551 LF)	12 TREES REQUIRED - 12 PROVIDED

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME
AS	Acer miyabei 'State Street' / Miyabei Maple
QB	Quercus bicolor / Swamp White Oak
TB	Tilia americana 'Boulevard' / Boulevard Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
PB	Picea glauca densata / Black Hills Spruce
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JO	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper
TD	Taxus x media 'Densiformis' / Dense Yew
SHRUBS	BOTANICAL / COMMON NAME
RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac
GRASSES	BOTANICAL / COMMON NAME
CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
GROUND COVERS	BOTANICAL / COMMON NAME
	Fescue Seed / Heat-Tolerant Fescue Seed
	Fescue Sod / Heat-Tolerant Fescue Sod

2 PLANT LEGEND
NTS



building strong communities.

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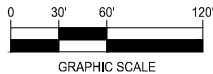
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LANDSCAPE PLAN



NORTH



WEST METRO INDUSTRIAL SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022
REVISIONS

ENGINEER
T. SMITH

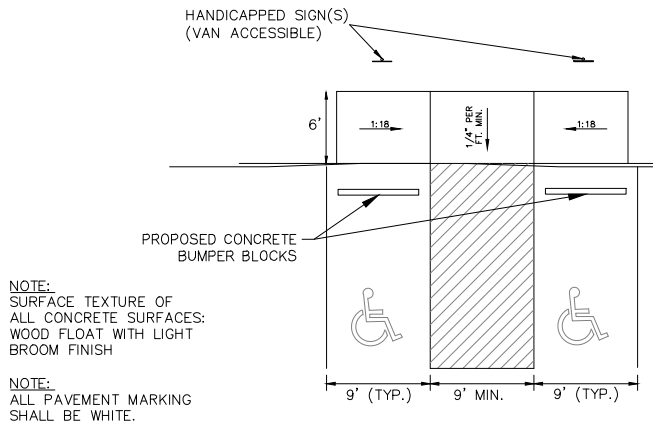
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C. SMITH

DRAWING NO.
LS-01

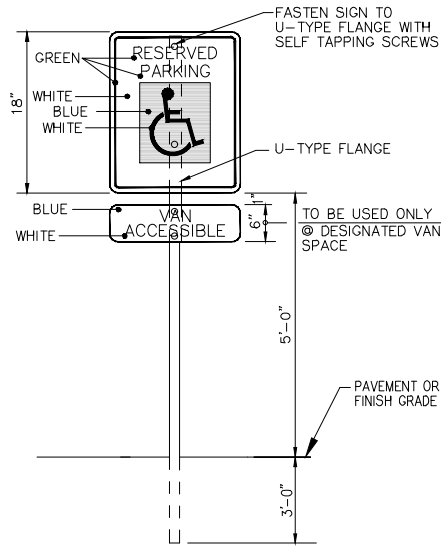
DRAWN BY
AJD

FIELD BOOK NO.

SHEET NO.
17 / 20



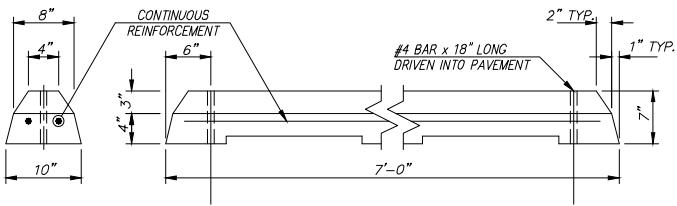
ADA STRIPING DETAIL
NO SCALE



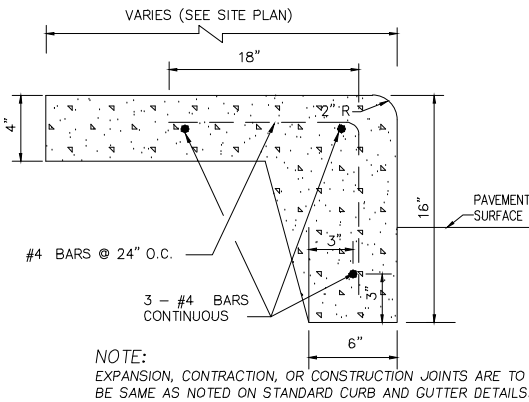
DISABLED PARKING SIGN DETAIL
NO SCALE



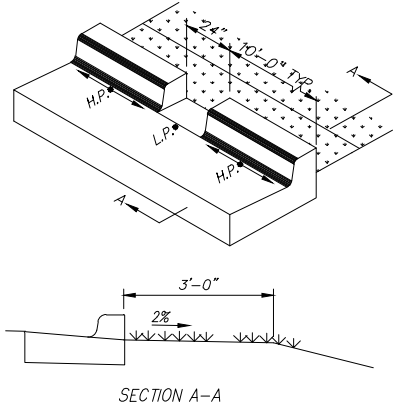
DISABLED STALL MARKING DETAIL
NO SCALE



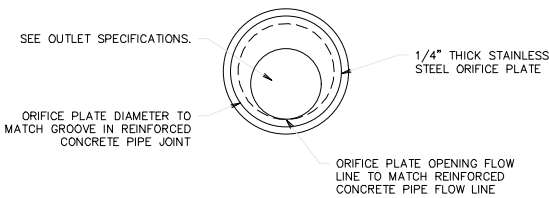
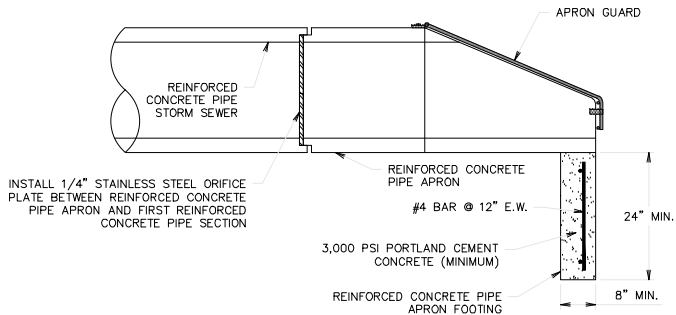
TYPICAL CONCRET BUMPER BLOCK DETAIL
NO SCALE



TYPE \"CS\" CURB & SIDEWALK DETAIL
NO SCALE



CRENELATED CURB DETAIL
NO SCALE



ORIFICE PLATE DETAIL
NO SCALE

PRELIMINARY

TYPICAL DETAILS

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA
211031-000
JANUARY 24, 2022

REVISIONS

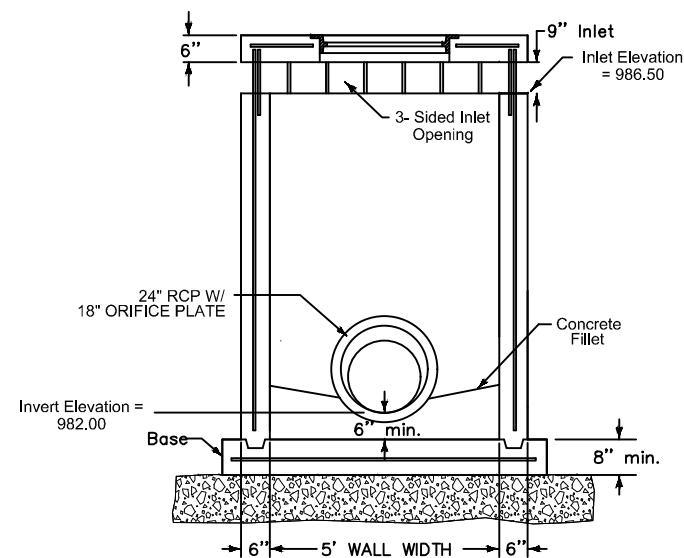
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ENGINEER
T. SMITH
CHECKED BY
C. SMITH

DRAWN BY
J. ALVAREZ
FIELD BOOK NO.
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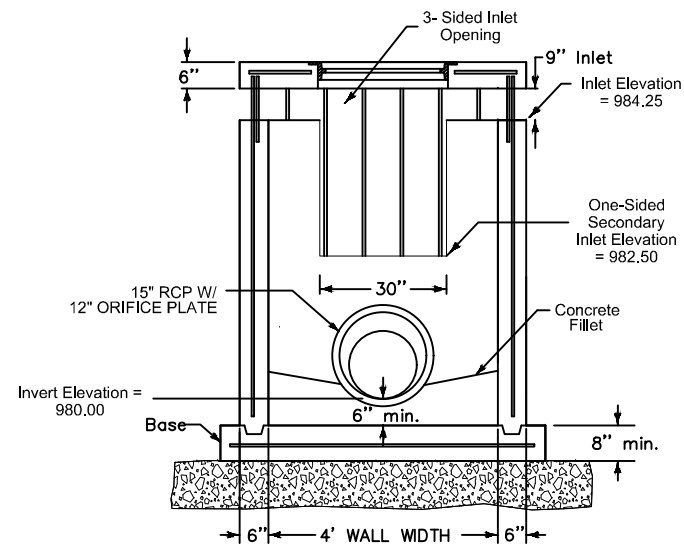
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DT-01

SHEET NO.
19 / 20



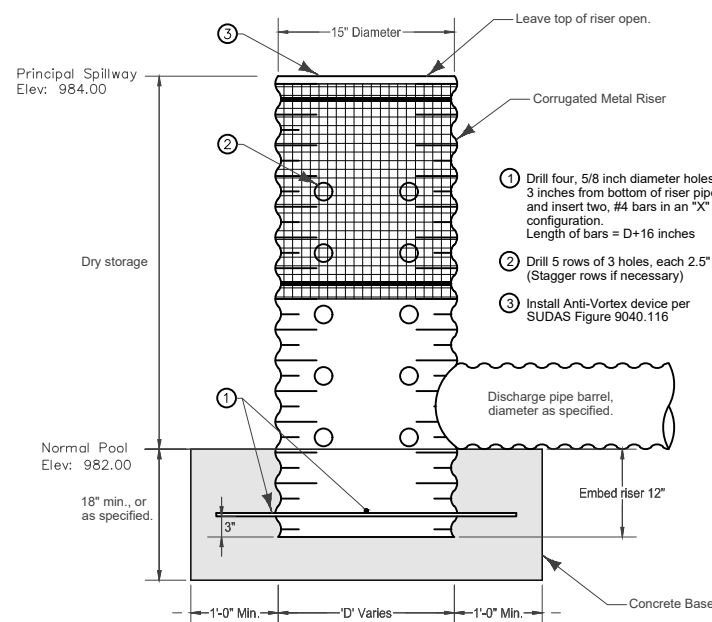
BASIN 2

NOTE: BASIN OUTLET STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SW-513 DETAIL REQUIREMENTS AS DESCRIBED BY SUDAS



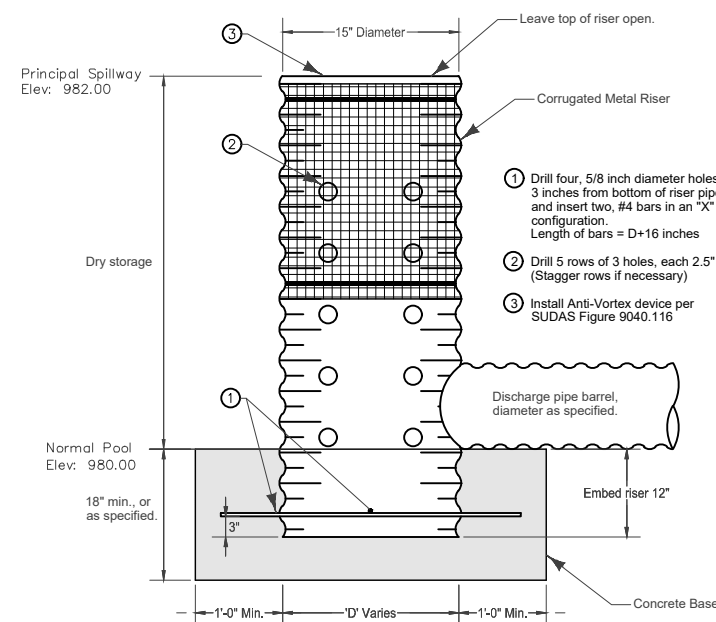
BASIN 1

DETENTION BASIN OUTLET
STRUCTURE DETAILS



TEMPORARY STANDPIPE - BASIN 2

NOT TO SCALE



TEMPORARY STANDPIPE - BASIN 1

NOT TO SCALE

PRELIMINARY

TYPICAL DETAILS

WEST METRO INDUSTRIAL
SITE PLAN

GRIMES, IOWA

211031-000

JANUARY 24, 2022

REVISIONS

1
2
3
4
5

ENGINEER

T. SMITH

CHECKED BY

C. SMITH

DRAWN BY

J. ALVAREZ

FIELD BOOK NO.

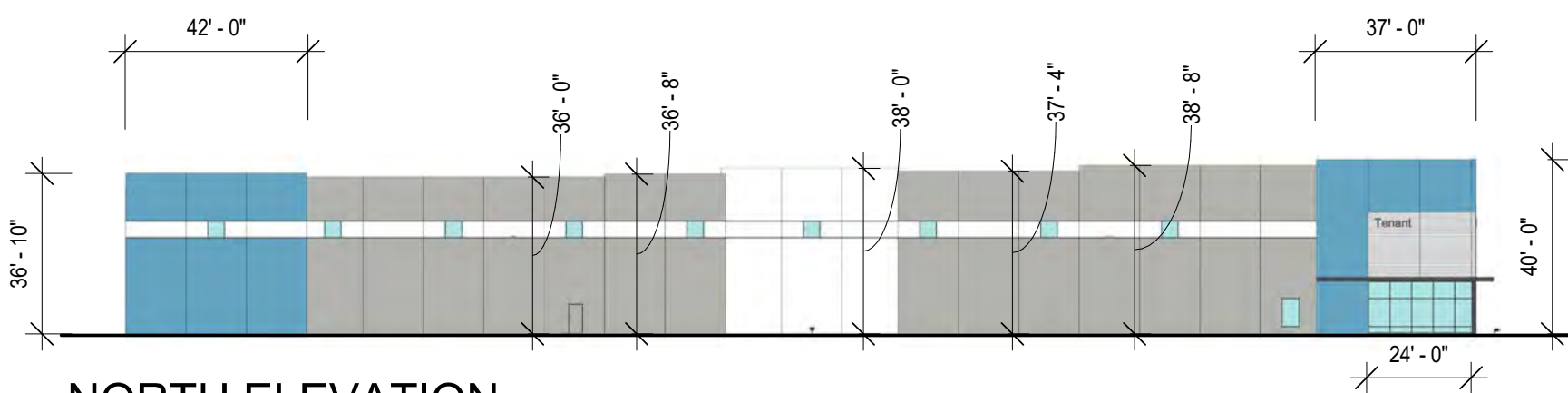
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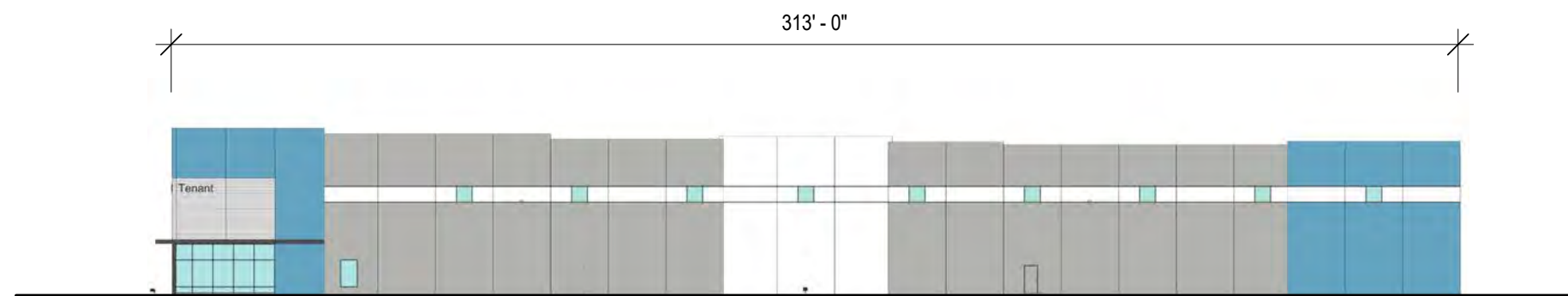
DT-02

SHEET NO.

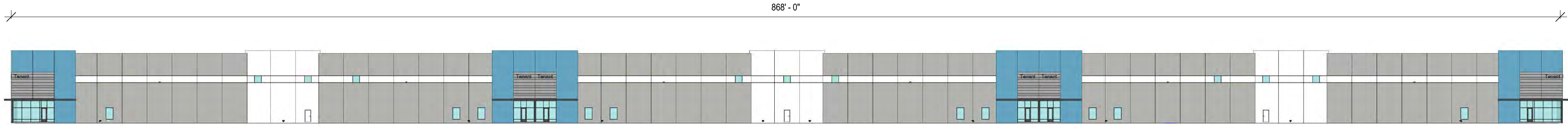
20 / 20



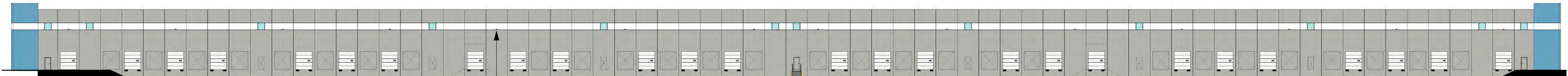
NORTH ELEVATION



SOUTH ELEVATION

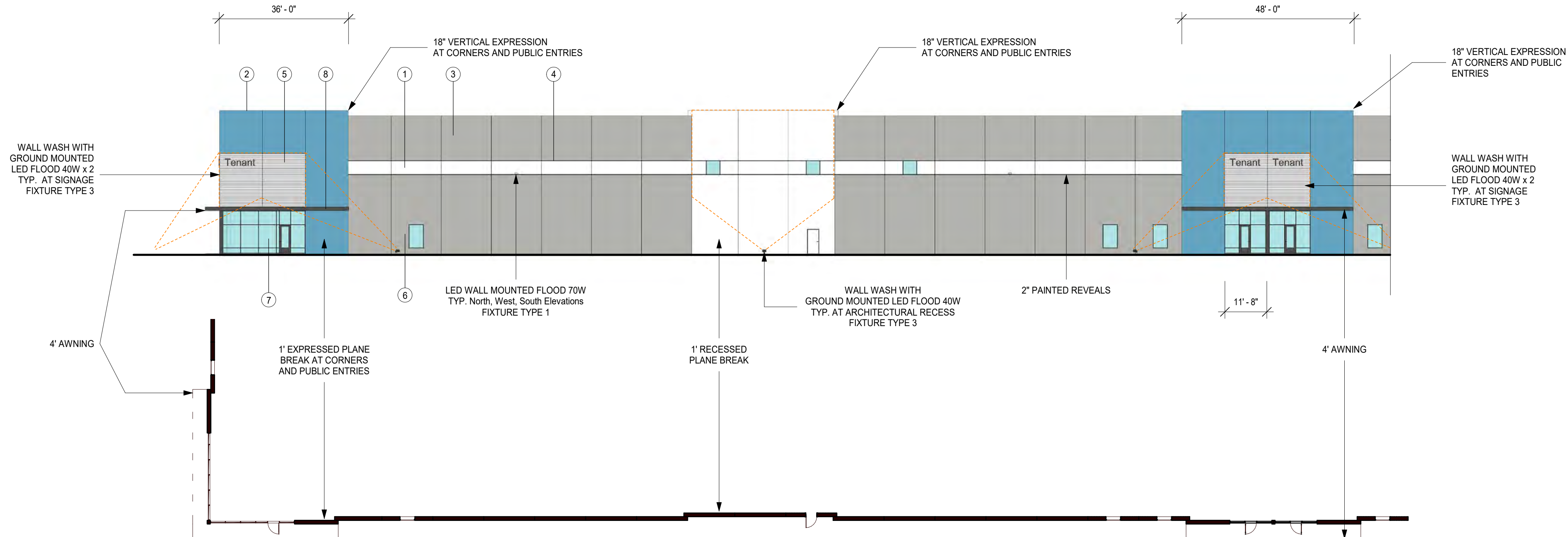
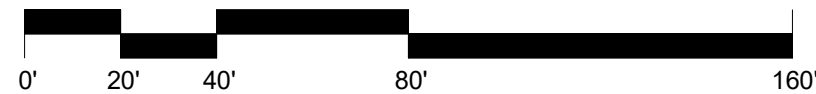


WEST ELEVATION



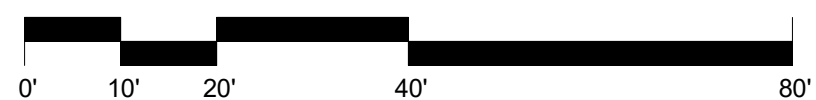
EAST ELEVATION

LED WALL MOUNTED FLOOD 90W
TYP. East Elevation
FIXTURE TYPE 2



PARTIAL WEST ELEVATION & CORRESPONDING
PLAN ENLARGED

1" = 20'-0"



Approach from NW Corner

ELEVATION KEYNOTES

- ① PRECAST CONCRETE PANEL, PAINTED COLOR #1
- ② PRECAST CONCRETE PANEL, PAINTED COLOR #2
- ③ PRECAST CONCRETE PANEL, PAINTED COLOR #3
- ④ PRECAST CONCRETE PANEL, HORIZONTAL REVEAL, PAINTED COLOR #4
- ⑤ FORMLINER, TBD
- ⑥ VISION GLASS W/ BLACK ALUMINUM FRAME
- ⑦ STOREFRONT GLASS W/ BLACK ALUMINUM FRAME
- ⑧ GALVANIZED STEEL AWNING, PAINTED COLOR #4

EXTERIOR FIXTURE REFERENCE

- | | | |
|--------|--|---|
| TYPE 1 | | 70W LED WALL MOUNT PERIMETER FLOOD- 4000k - WHITE |
| TYPE 2 | | 90W LED WALL MOUNT PERIMETER FLOOD- 4000k - WHITE |
| TYPE 3 | | 40W LED GROUND MOUNT GENERAL PURPOSE FLOOD- 4000k - DARK BRONZE |



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Walmart Site Plan Amendment

SYNOPSIS:

The applicant is requesting approval of a site plan amendment, to build a 980 square foot addition to the Online Grocery Pickup building. The site is located within the C-2 zoning district and the Highway 141 Mixed Use Development Overlay District, Zone 1.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Walmart Site Plan- 2016

BOARD/COMMISSION ACTION(S):

Planning and Zoning Commission recommended approval – 03/01/2022

Board of Adjustment variance meeting – 03/16/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Walmart site plan amendment subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Molly Mannel, Assistant Planner
DATE: March 1st, 2022
RE: Walmart – Site Plan Amendment

GENERAL INFORMATION:

Applicant:

BFA Civil Engineering and Land Surveying

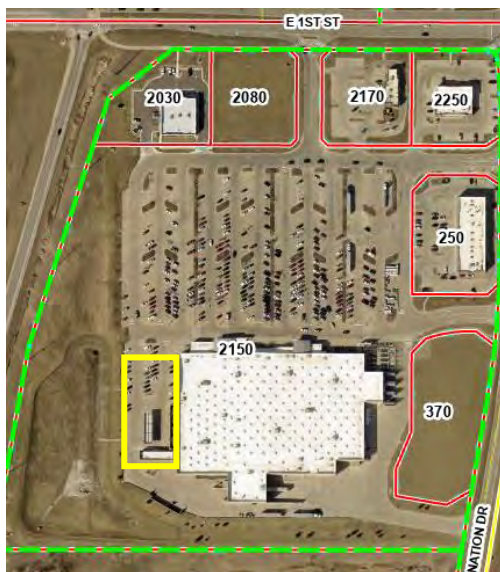
Requested Action

Site Plan Amendment

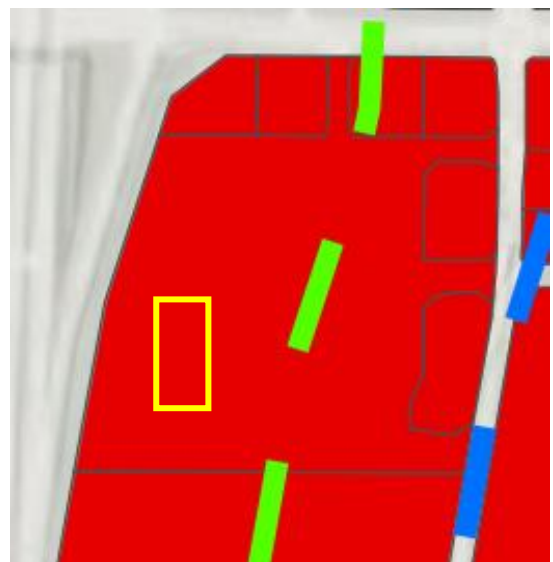
Location

2150 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	General Commercial	C-2
North	Commercial	General Commercial	C-2
South	Vacant	General Commercial	C-2
East	Commercial/Vacant	General Commercial	C-2
West	Highway 141	Highway 141	Highway 141

BACKGROUND:

The site plan for Walmart was previously approved in 2016. The applicant is requesting approval of a site plan amendment, to build a 980 square foot new building. The site is located within the C-2 zoning district and the Highway 141 Mixed Use Development Overlay District, Zone 1.

ANALYSIS:*Building/Elevations:*

The proposed building will be principally constructed of split face cmu to match the existing building on site. Although the new addition will be separate from the existing building, a metal canopy will connect the two buildings and provide a walkway for employees. The entire building will be painted in grey tones, with blue vinyl wrapping added to existing Trespa panels for signage. Staff has evaluated the ordinance as it relates to the blue vinyl wrapping of the Trespa panels, and determined that it is an appropriate branded architectural feature. The ordinance prohibits the painting of precast panels in anything other than earth tone colors. The area shown on blue at the northwest corner of the building will require Board of Adjustment approval because the precast is proposed to be painted blue, which is not an earth tone color. The applicant is planning to submit a variance request to be considered by the Board.

Site Layout:

The addition will be accessed from a shared parking lot with the existing site. Bollards will be added to assist in guiding traffic around spaces 19-22 of the site. The bollards and striped islands will allow the associates to still move their carts in and out of the lot, while still being protected.

Two existing pole mounted light fixtures are located within the center of the parking lot. Lighting details for the addition will match the existing building on site.

Parking:

The site provides more than the required number of parking spaces, but does not provide more than 25% above the minimum required spaces. The overall site will provide 686 parking spaces, including 18 ADA stalls. Blue signage designating pickup directions and lanes 1-37 will be placed throughout the parking lot.

Landscaping/Streetscape:

The site is required to provide 10% of green space, and will increase the amount of open space by 70 square feet. Due to the site being located in the Highway 141 Mixed Use Development Overlay District Zone 1, landscaping is provided on islands and medians within the vehicular area.

Utilities:

A 20-foot-wide existing utility easement will also be rerouted to flow alongside the western edge of the addition. Existing underground electric, waterline, and sanitary will be rerouted within the easement. The underground electric will connect to two existing light poles in the center of the parking lot.

The stormwater drainage system will run through an existing concrete flume and catch basin to the west and southwest of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the Site Plan Amendment for Walmart, subject to any remaining staff comments.

CITY OF GRIMES

Molly Mannel
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 2, 2022~~

March 4, 2022

BFA

Attn: Rick Rohlfing

103 Elm Street

Washington, MO 63090

RE: Walmart Site Plan Amendment

Dear Mr. Rohlfing:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the Walmart Site Plan Amendment. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Add City standard notes.~~
- ~~2. Any new building signage will need a separate sign permit.~~
3. Please provide the required fee of \$2,000 for site plan review.

Cover Sheet:

- ~~1. Please provide a construction schedule.~~
- ~~2. Please change the Transportation Overlay to highway 141 Mixed Use Development Corridor District Zone 1 under Zoning.~~
- ~~3. How is the open space being increased by 70 sf?~~

Sheet GS-1 – Grading Plan

- ~~1. Sediment controls recommended at concrete flumes and open throat intakes during construction.~~

Sheet GS-1 – Site Plan

- ~~1. Please provide a curb or mountable curb on the south side of parking spaces 19-22 to help direct traffic instead of striping the area. During the winter months, striping is not visible so a curb will help guide traffic.~~
- ~~2. Is the building connected to the existing building or separate?~~
3. Show existing grease trap connection to the existing 8" sanitary, verify the grease trap connection is not in the area proposed to be removed.
4. Call out and label sanitary sewer bends.
5. Add note that proposed sanitary sewer connections to existing MH to be made by core drill utilizing a link seal or approved equal.
6. Existing flowline north in sanitary MH to be removed and plugged.
7. Show and label proposed service lines on sanitary sewer (commercial lines to be 6" minimum).
8. Note proposed watermain reroute will result in watermain shutdowns.

Sheet UT-1 – OGP Ramp Area

- ~~1. Label cross slope on the ramp.~~

Sheet UT-1 – Utility Plan

- ~~1. Reroute the water main so it does not cross underneath the landscape island.~~
- ~~2. Label roof drain connections to the storm sewer.~~
- ~~3. Provide water service into the building for sprinkler.~~
- ~~4. Label critical crossings.~~

Architecture:

- ~~1. Please keep some of the existing brown tones throughout the front elevation. By changing everything to gray, staff feels the precast may be out of place.~~
2. On the west elevation, change the blue wall to an earth-tone color. This would be consistent with the previous changes approved by Council. **Variance request received, will be determined after BOA meeting.**

~~3. Provide lighting details and cut sheets for the building.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~February 8, 2022~~
March 11, 2022
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: March 1, 2022 at 5:30 at the Grimes City Hall

COUNCIL MEETING: March 22, 2022 at 5:30 at the Grimes City Hall

Please feel free to contact me at mmannel@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Molly Mannel
Assistant Planner

PROPOSED SITE IMPROVEMENT PLANS FOR

Walmart #05748-233

2150 EAST 1ST STREET

GRIMES, POLK COUNTY, IOWA 50111

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS:

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- c. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- e. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- f. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- g. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

- a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
- g. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

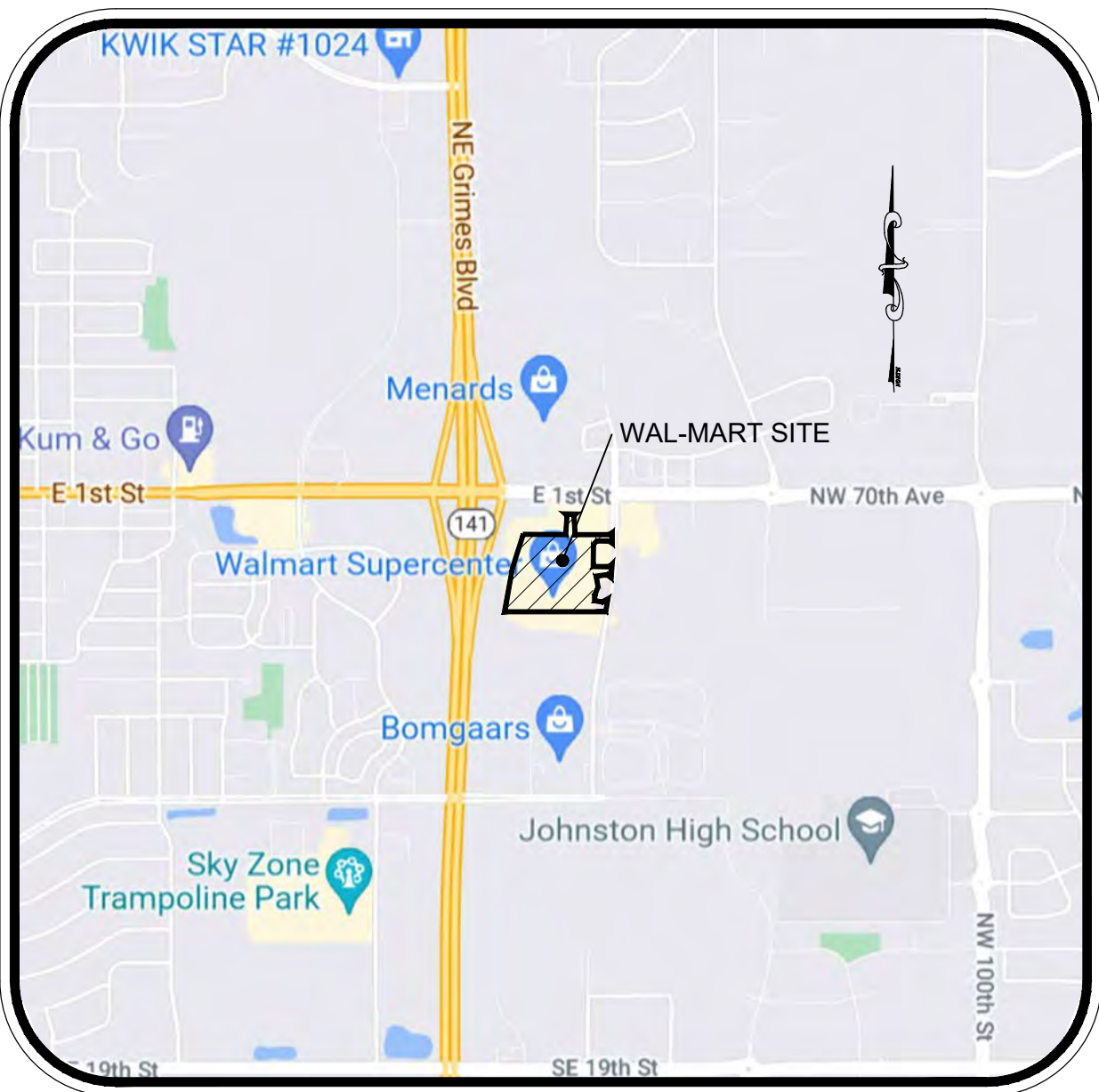
- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- e. WATER SERVICE SHALL BE 1-INCH RESIDENTIAL 2" COMMERCIAL MINIMUM TYPE K COPPER.
- f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- d. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES:

- a. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
- b. ALL SIGN POSTS SHALL BE TELESFAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.



SITE LOCATION MAP

NOT TO SCALE

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WAL-MART PORTION OF THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

CONTACTS INFORMATION:

CITY OF GRIMES
101 NE HARVEY STREET
GRIMES, IA 50111
PHONE: (515) 986-3036

WALMART STORE
GRIMES WM STORE #05748
PHONE: (515) 986-1783

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	CS-1
TOPOGRAPHIC SURVEY/DEMOLITION PLAN	TD-1
GRADING PLAN/SITE PLAN	GS-1
UTILITY PLAN	UT-1
DETAIL SHEET 1	DTL-1
DETAIL SHEET 2	DTL-2
DETAIL SHEET 3 (SUDAS DETAILS)	DTL-3

SITE DATA

TOTAL TRACT 31.987 AC./1,393,366 S.F.

PROPERTY DESCRIPTION

Lot 6 of the "Final Plat Wal-Mart's First Addition to the City of Grimes" recorded on March 2, 2009 in Book 12932, Page 899 of the Polk County Recorder of Deeds Office "being part of the Northwest Quarter of Section 4, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa."

ZONING

A portion of this site lies in the Highway 141 mixed use Development Corridor District Zone 1.

This site is zoned C-2 "General and Highway Service Commercial District" as per the City of Grimes, Iowa, Zoning Regulations.

Building setback lines as per The City of Grimes, Iowa, Zoning Regulations are:

- Front Yard = 25 feet
Side Yard = 25 feet when adjacent to street R.O.W.
Rear Yard = 25 feet
Highway 141 Setback = 100 feet

PROPERTY USE

This site is being used as a Commercial Retail Store/Supermarket.

GREEN SPACE

Green space site increased by 70 s.f.

WATER AND WASTEWATER DEMAND

No change in site water or wastewater demand

PARKING REQUIREMENTS (One typical stall is equivalent to 167 s.f.)

Existing Parking Stalls = 680 spaces provided.
Parking Stalls required = 620 , 686 spaces provided.
ADA Stalls required = 17 spaces, 18 spaces provided.
Loading Spaces required = 4 spaces, 4 spaces provided.
Approximate number of employees = Same as existing.
Parking Setbacks = 10' min. along street right of way.
5' min. along a side or rear property line.

ARCHITECT

HFA (HARRISON FRENCH & ASSOCIATES)

1705 S WALTON BLVD., STE 3

BENTONVILLE, AR 72712

APPLICANT/ENGINEER



103 ELM STREET
WASHINGTON, MISSOURI 63090

bfaeng.com
TELEPHONE: (636) 239-4751

OWNER

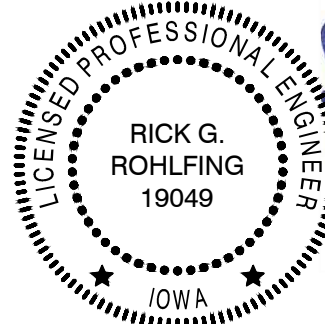
Walmart, Inc.,

2608 S.E. J Street

Bentonville, Arkansas 72716-0550

TEL: (479) 273-4000

FOR CITY REVIEW



Rick G. Rohlfing, P.E. #19049
State of Iowa
Registered Professional Engineer
for BFA, Inc.

02/08/22

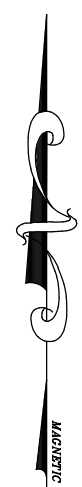
Date

CS-1

TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)

0 20' 40'
SCALE: 1" = 20'



TOPOGRAPHIC SURVEY NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 25, 2021.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.

Temporary Benchmark - Finished Floor at the double doors, EL=979.33

- This site is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 1909010080C, Map Date November 18, 1992.
- Soil boring locations shown on this plan were taken from the subsurface that is considered approximate.
- This site is zoned C-2 Commercial District as per the City of Grimes, IA Official Zoning Map dated March 1, 2019.

Setback lines are:

- Front Yard: 25 ft. min.
Side Yard: 25 ft. min. when adjacent to street right of way.
Rear Yard: 25 ft. min.
Highway 141 Setback: 100 ft.
Height: 45 ft. max., 3 stories max.
- No irrigation system was located on site.

- Water service to this site is provided by Peoples Service, at the time of survey.

- Sanitary sewer service to this site is provided by Peoples Service, at the time of survey.

- Telephone service to this site is provided by Qwest, at the time of survey.

- Natural gas service to this site is provided by Aquila Natural Gas, at the time of survey.

- Existing storm sewers, that were accessible at the time field work was completed, appeared to be in good condition.

- Existing sanitary sewers, that were accessible at the time field work was completed, appeared to be in good condition.

- The minimum depth of cover for waterlines on this site is 66 inches. Actual depths of waterlines may vary.

- Utilities shown hereon located by GPRS Inc. dated October 26, 2021.

- There are currently 697 total parking spaces. The parking ratio is 4.5/1000 SF based on 155,110 SF. Parking required: 4 spaces/1,000 SF. Parking spaces are approximately 9.5' x 18' in size and drive aisles are 25' in width.

- Utility Easements as shown hereon taken from Final Plat Walmart's second addition to the City of Grimes recorded 09/18/2009 in Polk County, Document ID: 0228085013, File #: 2010-0024379, Book 13209, Page 223-235.

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HORIZONTAL CONTROL POINTS			
POINT NUMBER	DESCRIPTION	NORTHING	EASTING
2	R/H No.2	614109.672	1565942.783
3	R/H No.3	614116.429	1566059.094

TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	SS
EASEMENT	—
PROPERTY LINE	—
GUIDE RAIL	—
CHAINLINK FENCE	—
BARB WIRE FENCE	—X—X—X—
CONTOURS	100
UTILITY POLE	o
GUARD POST	o
SANITARY MANHOLE	o
WATER VALVE	o
FIRE HYDRANT	o
CATCH BASIN	o
JUNCTION BOX	o
FLARED END SECTION	o
CLEANOUT	o
GRADED INLET	o
SOIL BORING	BH

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC REQUIREMENTS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

DEMOLITION PLAN

0 20' 40'
SCALE: 1" = 20'



DEMOLITION PLAN NOTES:

- The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.
- The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.
- The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.
- The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.
- The Contractor shall accurately record actual locations of capped utilities and subsurface obstructions that will remain after demolition.
- The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.
- The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.
- The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner. Contractor shall phase utility improvements, including rerouted utilities, in a manner that maintains utility services in operation throughout construction.
- The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.
- Completely fill below grade areas and voids resulting from demolition or removal of structures, underground fuel storage tanks, wells, cisterns, etc. using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.
- No burning of any material, debris, or trash on-site or off-site will be allowed, except when allowed by appropriate governing authority and Owner. Any permits required for doing so shall be obtained by the Contractor.
- All items that are to remain shall be raised or lowered to match the new grade indicated to be flush with the surrounding pavement. (i.e. manhole rims, valve covers, grates, etc.) Contractor shall protect all items that are to remain throughout construction and shall replace and/or repair and item damaged during construction at no additional cost to the owner.
- Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the sitework specifications.
- Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.
- The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.
- The Contractor shall keep the premises clean and free of debris during construction.
- The Contractor shall maintain pedestrian safe access between the building and the parking lot at all times during construction. The Contractor shall coordinate all work which may affect customer access to the store with the Sam's Club Store Manager and the Construction Manager.
- The fire protection for the site shall remain in service at all times during construction.
- Existing point striping within the parking lot shall be removed where indicated. Striping shall be removed by sand blasting, milling, or grinding.
- All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.
- The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. This may mean more than one sawcut is necessary based on Contractor's means and methods. Contractor shall sawcut pavement along existing concrete joints where possible.
- Remove all stumps, bushes, trees, weeds and other surface obstructions from the site that are within the proposed construction area and that are not otherwise noted to remain. Contractor to strip all topsoil from entire area to be graded. This may be done in phases. (Refer to Erosion and Sediment Control Plans). Additional recommendations from final disposition of topsoil provided in the geotechnical report. Extent of topsoil use on site as per the on site geotechnical representative.
- The sitework for this project shall meet or exceed "The Site Specific Specifications".
- The Contractor shall maintain the site in a well-drained manner in order to ensure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in the low areas on the site may be required during construction.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. Contractor must call the appropriate utility company to request exact field location of utilities shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Striping that is to be removed shall be removed in its entirety. This site has concrete pavement.
- Contractor shall coordinate with Store Manager to see if the store wants existing signs that are to be removed.

DEMOLITION LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	SS
EASEMENT	—
PROPERTY LINE	—
GUIDE RAIL	—
CHAINLINK FENCE	—
BARB WIRE FENCE	—X—X—X—
CONTOURS	100
UTILITY POLE	o
GUARD POST	o
SANITARY MANHOLE	o
WATER VALVE	o
FIRE HYDRANT	o
CATCH BASIN	o
JUNCTION BOX	o
FLARED END SECTION	o
CLEANOUT	o
GRADED INLET	o
SOIL BORING	BH

ABBREVIATION LEGEND	
(TBR) = TO BE REMOVED	
(TBR & R) = TO BE REMOVED AND RELOCATED	
(TBR & R) = TO BE FIELD VERIFIED	
(TBR & R) = TO REMAIN (SEE NOTE 12)	
(TBR&RR) = TO BE REMOVED AND REROUTED	

EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER TO BE REMOVED.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

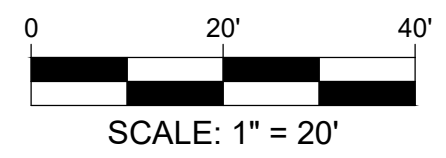
FOR CITY CITY REVIEW

Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN
E.J.H., E.G.S.
CHECKED
R.G.R.
DATE
02/08/22
SCALE
1"=20'
JOB No.
6876A
SHEET NAME
TOPOGRAPHIC SURVEY &
DEMOLITION PLAN

TD-1

GRADING PLAN



GRADING NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 25, 2021.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
- Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.
- Temporary Benchmark - Finished Floor at the double doors, El=979.33
- This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 1909010080C, Map Date November 18, 1992.
- Refer to Geotechnical Report for Soil Boring Locations.
- Utilities shown hereon provided by GPRS Inc. dated October 26, 2021.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
- All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- Contractor shall refer to architectural plans for exact locations and dimensions of vestibules, exit porches, ramps, truck docks, precise building dimensions, exact building utility entrance locations, exact number and location of downspouts, and guard post.
- The Contractor is responsible for keeping stormwater run-off and sedimentation under control during construction.
- All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
- The sitework for this project shall meet or exceed "The Site Specific Specifications".
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
- Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainages, signs, traffic signals and poles, etc. as required. All work shall be done in accordance with governing authorities specifications and shall be approved by a. All costs shall be included in base bid.

DESCRIPTION	LEGEND	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
FIBER OPTIC LINE	FO	FO
WATERLINE	W	W
SANITARY SEWER	SS	SS
DRAINAGE	DT	DT
STORM SEWER	ST	ST
PROPERTY LINE	PL	PL
CHAINLINK FENCE	CL	CL
CONTOURS	(100)	(100)
UTILITY POLE	UP	UP
GUARD POST	GP	GP
SANITARY MANHOLE	SM	SM
WATER VALVE	WV	WV
FIRE HYDRANT	FD	FD
CATCH BASIN/AREA INLET	CB	CB
JUNCTION BOX	JB	JB
GRATED INLET	GI	GI
CLEANOUT	CO	CO

NOTE: ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

EE EROSION EEL (SEE DETAIL)

FOUNDATION SUBSURFACE PREPARATION
PROPOSED OGP--WALMART #5748
GRIMES, IOWA

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER, TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, PORCHES, RAMPS, STAIRS, TRUCK WELLS/DOCKS, ETC. THE SUBBASE AND VAPOR BARRIER (WHERE PLACED) DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE OGP CONCRETE SLAB AND BASE. REFERENCE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. THE SLAB SHOULD BE SUPPORTED ON A MINIMUM 6-INCH LAYER OF COMPACTED GRANULAR MATERIAL SUCH AS IOWA DOT GRADATION NO. 11 CRUSHED STONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED.

EXISTING FOUNDATIONS, SLABS, ABANDONED UTILITIES, PAVEMENTS AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREAS. UNSUITABLE SOILS SHALL BE REMOVED FROM THE BUILDING AREAS. OVEREXCAVATIONS SHOULD NOT UNDERMINE EXISTING FOOTINGS.

REMOVE AND REPLACE UNSUITABLE MATERIALS WITH SUITABLE FILL MATERIAL. FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
ON-SITE NONORGANIC CLAY FILL, OR IMPORTED CLAY AND SILT HAVING PLASTICITY INDEXES LESS THAN 20, COARSE, CLEAN SAND HAVING LESS THAN 5 PERCENT OF THE PARTICLES BY WEIGHT PASSING A #200 SIEVE, AND LESS THAN 50 PERCENT OF THE PARTICLES BY WEIGHT PASSING A #40 SIEVE SHALL INITIALLY BE PLACED IN EXCAVATIONS CONTAINING WATER WHICH CANNOT BE COMPLETELY DEWATERED OR IF THE EXCAVATION BOTTOMS ARE SATURATED, THE COARSE SAND SHOULD BE PLACED TO AT LEAST 2 FEET ABOVE THE WATER SURFACE OR SATURATED SILTS BEFORE COMPACTION.

FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

IN AREAS BELOW THE PROPOSED INTERIOR FLOOR SLAB, SUBEXCAVATE TO BOTTOM OF INTERIOR FOOTING ELEVATIONS, AND REPLACE IN COMPACTED LIFTS AFTER MOISTURE-CONDITIONING (DEFINED IN REPORT).

THE SITE SOILS WILL BE "TENDER" (E.G., PUMPING AND RUTTING) IN THE PRESENCE OF CONSTRUCTION TRAFFIC AND EXCESSIVE MOISTURE. CAUTION MUST BE EXERCISED DURING GRADING TO MAINTAIN THE SUBGRADE INTEGRITY AND TO CONTROL DISTURBANCE.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITEWORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WALMART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION. IN THIS PREPARATION, ADDITIONAL RECOMMENDATIONS MAY ALSO BE FOUND IN THE GEOTECHNICAL EXPLORATION REPORT PREPARED BY MIDWEST TESTING AND DATED NOVEMBER 12, 2021.

GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.
E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER: BLAUGHLIN@MIDWESTTESTING.COM

SPOT GRADE LEGEND	
TOP OF CURB	0.000000
PAVEMENT ELEVATION	0.000000
CURB/SIDEWALK	0.000000
INTERIOR PAVEMENT/	0.000000
GROUND ELEVATIONS	0.000000
GUTTER ELEVATION	0.000000
FACE OF CURB	0.000000
ELEVATION TO	0.000000
MATCH EXISTING	0.000000
TOP OF SIDEWALK	0.000000
ABBREVIATION LEGEND	
(TBFV) = TO BE FIELD VERIFIED	

SITE PLAN



SITE NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on October 25, 2021.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
- Bearings referenced to the Iowa Coordinate System 1983, South Zone per GPS observations.
- Temporary Benchmark - Finished Floor at the double doors, El=979.33
- This site scales within Zone X, areas determined to be outside the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 1909010080C, Map Date November 18, 1992.
- The site is zoned C-2 Commercial District as per the City of Grimes, IA Official Zoning Map dated March 1, 2019.
- Setback lines are:
Front Yard: 25 ft. min.
Side Yard: 25 ft. min.
Rear Yard: 25 ft. min.
Highway 141 Setback: 100 ft.
Height: 45 ft. max., 3 stories max.
- All dimensions are to the face of curb and radii are to the back of curb, unless otherwise shown.
- Stripping that is to be removed shall be removed in its entirety. This site has concrete pavement.
- Proposed parking Ratio: 689 spaces = 4.4/1000 sq.ft. Based on 155,110 S.F. Parking required 626.

DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
FIBER OPTIC LINE	FO	FO
WATERLINE	W	W
SANITARY SEWER	SS	SS
DRAINAGE	DT	DT
STORM SEWER	ST	ST
PROPERTY LINE	PL	PL
CHAINLINK FENCE	CL	CL
UTILITY POLE	UP	UP
GUARD POST	GP	GP
SANITARY MANHOLE	SM	SM
WATER VALVE	WV	WV
FIRE HYDRANT	FD	FD
CATCH BASIN/AREA INLET	CB	CB
JUNCTION BOX	JB	JB
GRATED INLET	GI	GI
CLEANOUT	CO	CO

SITE LEGEND

- 6" WIDE FIRE LANE STRIPS PAINTED TRAFFIC RED ON CONCRETE ALONG CONCRETE/ASPHALT TRANSITION.
- PAINTED ISLAND/AREA TYPICAL UNLESS NOTED OTHERWISE. STRIPS SHALL BE PAINTED SYS/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. (SEE DETAIL)
- CROSSWALK: 7'-4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1) 4" WHITE STRIPING PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS. WITH NEW POST AND BASE. (SEE DETAIL)
- "STOP HERE FOR PEDESTRIANS" SIGN TYPICAL AT PEDESTRIAN CROSSWALKS WITH EXISTING POST AND BASE. (SEE DETAIL)
- 22LF RAMP @ 8.0% GRADE WITH HANDRAILS ON TWO SIDES.
- 11LF RAMP @ 8.0% GRADE WITH HANDRAILS ON TWO SIDES.
- 6" PIPE BOLLARD - TYPICAL.
- AT GRADE OVERHEAD DOOR LOCATION - (TO REMAIN) RAMP PAVEMENT FLUSH WITH TOP OF STORM.
- 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPS TYPICAL.
- CONCRETE (NEW)
- ON INTERCEPT (TO REMAIN)
- ACCESSIBLE PARKING SPACES TYPICAL - (SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE LAYOUTS; SEE SIGN AND SYMBOL (PLAN) INDICATES VAN ACCESSIBLE SPACE).
- INTERIOR LANDSCAPE ISLAND WITH 3" CONCRETE BUFFER (TYP). (SEE DETAIL)
- NEW CONCRETE CURB AND GUTTER TYPICAL MATCH EXISTING CURB AND GUTTER DIMENSIONS (SEE PHASING PLANS FOR LOCATIONS)
- GAIT CORRAL (SEE DETAIL)
- 60" X 15' STRIP AREA PAINTED SYS/4" AT 45° @ 2'-0" O.C. AT JOB CRANE LOCATION.
- ON INTERCEPT (TO REMAIN)
- FRASH CONTRACTOR (TO REMAIN)
- OPEN ARROW PAVEMENT MARKINGS TYPICAL. SEE TYPE INDICATED AT SYMBOL. (SEE DETAIL)
- TRUCK SIGN TO BE REPLACED WITH "WALMART BLUE" SIGN - (SEE OGP PLAN SET)
- TRAILWAY PLACQUET SIGN (TO REMAIN)
- NOT USED
- SEE STRIPING - (SEE DETAIL)
- "STOP" SIGN - SEE SIZE INDICATED AT SYMBOL - (SEE DETAIL) (NOTE: 30" X 30" SIGNS REQUIRE DOUBLE POSTS)
- STOP BAR (TYP) - (SEE DETAIL)
- 4" PAINTED SOLID TRAFFIC YELLOW STRIPS 2'-0" O.C. @ 45°.
- 6" LONG STRIPES WITH 18" GAPS - TYPICAL.
- TRUCK SIGN - AND/OR NO TRUCK SIGN - AND/OR DELIVERY TRAFFIC ONLY SIGN - AND/OR TRUCK ENTRANCE SIGN - (TO REMAIN)
- 20' LONG 4" PAINTED TRAFFIC YELLOW DOUBLE SOLID LINE.
- GAS METER WITH BOLLARDS - (TO REMAIN)
- 6" GROSS TRAFFIC DOES NOT STOP PLACQUE.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PAVEMENT LEGEND

EXISTING CONCRETE PAVEMENT	
PROPOSED HEAVY DUTY CONCRETE	
EXISTING BUILDING & SIDEWALK CONCRETE	
(SEE ARCH. PLANS AND SPECS.)	

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES
THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

TELEPHONE: (563) 239-4751
BFA Engineering & Surveying
WASHINGTON, MISSOURI 63090

FOR CITY CITY REVIEW
Rick G. Roling, P.E. #19049
Registered Professional Engineer for BFA, Inc.

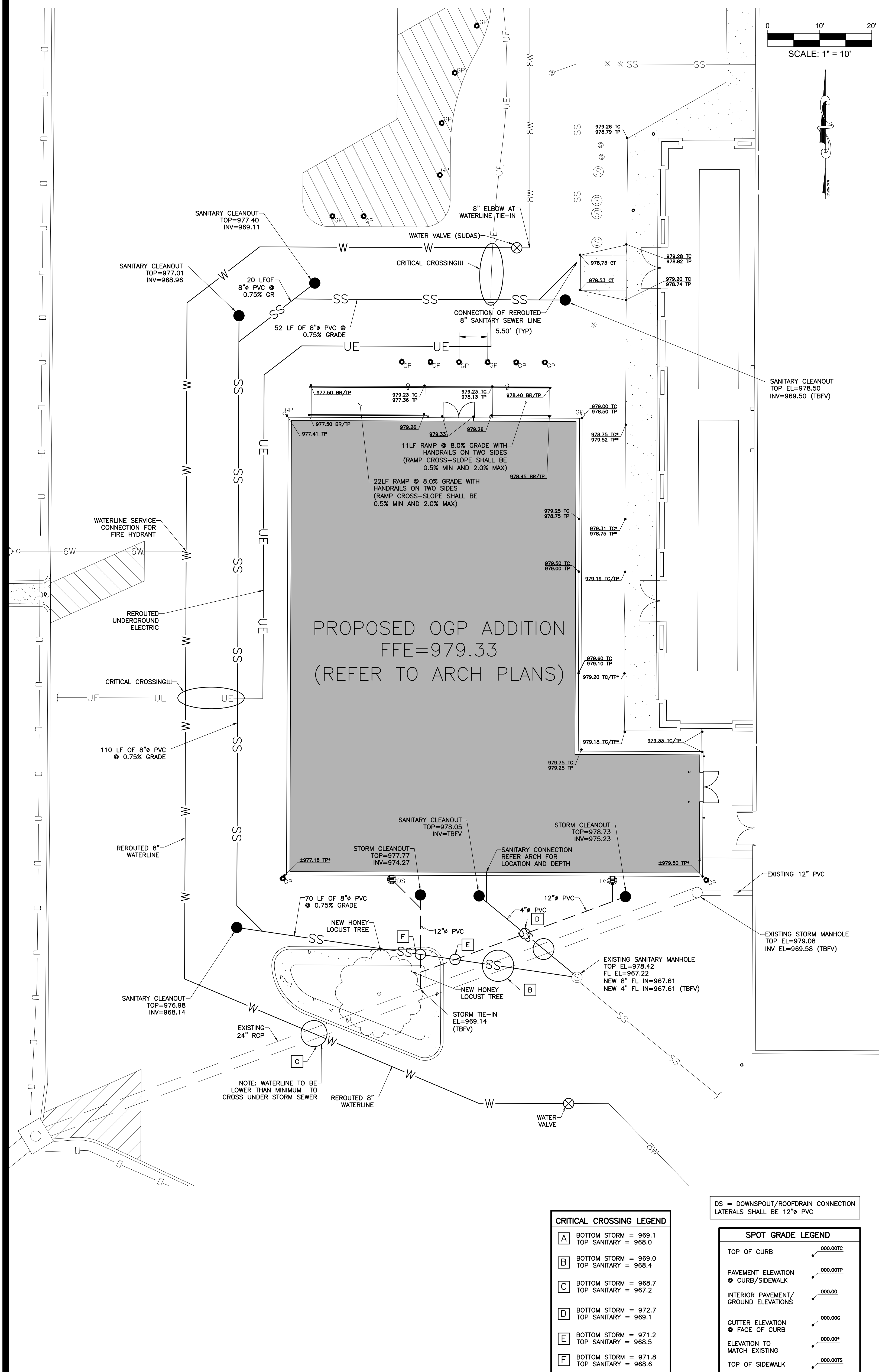
02/08/22

Walmart #05748-233
2150 East 1st Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

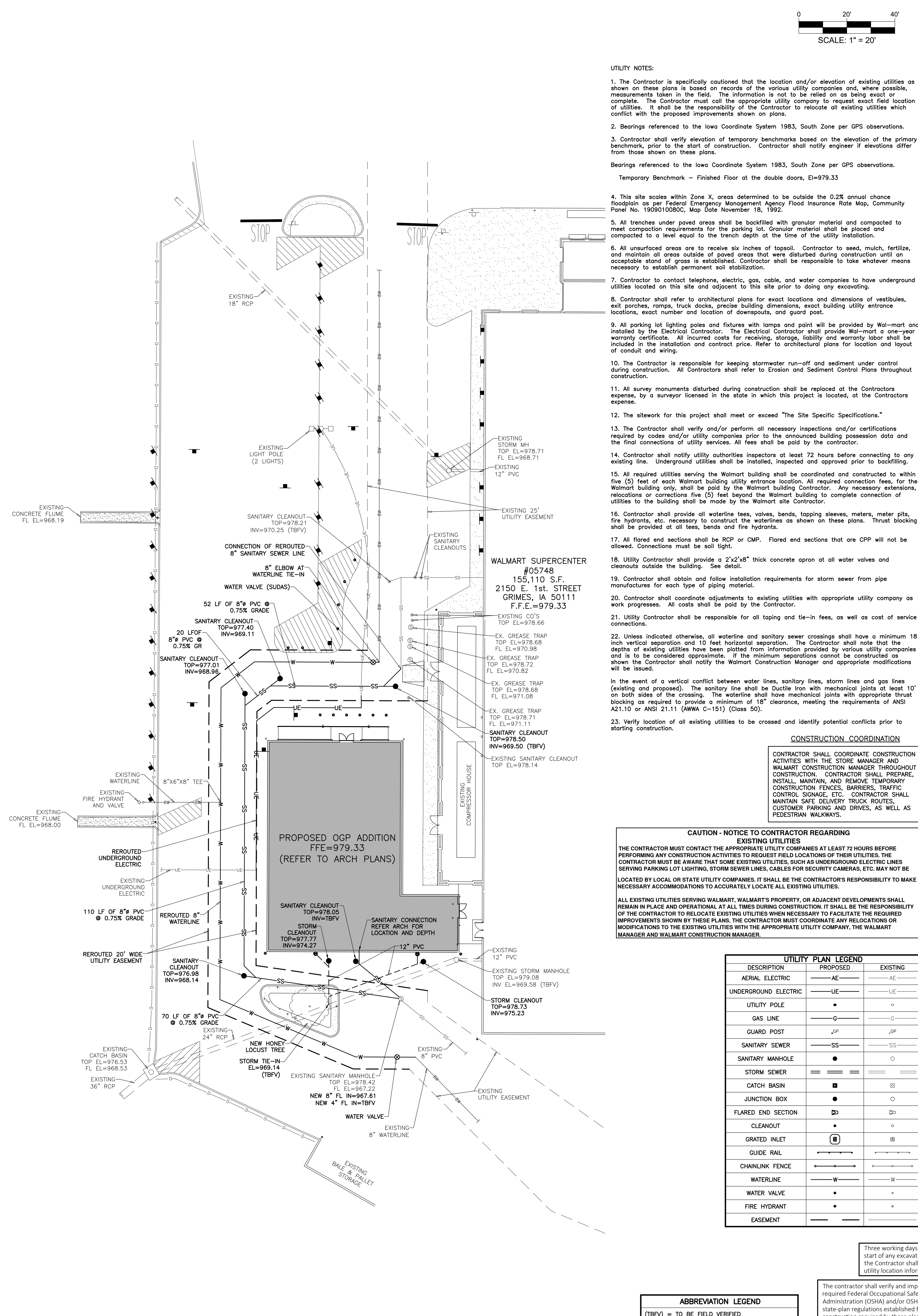
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CHECKED R.G.P.
DATE 02/08/22
SCALE 1"=20'
JOB NO. 6876A
SHEET NAME GRADING & SITE PLAN

GS-1

ENLARGED OGP RAMP AREA



UTILITY PLAN



REVISIONS

1			
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA
Engineering-Surveying

PROFESSIONAL ENGINEER
RIK G. ROHLFING
 19049
ILLINOIS

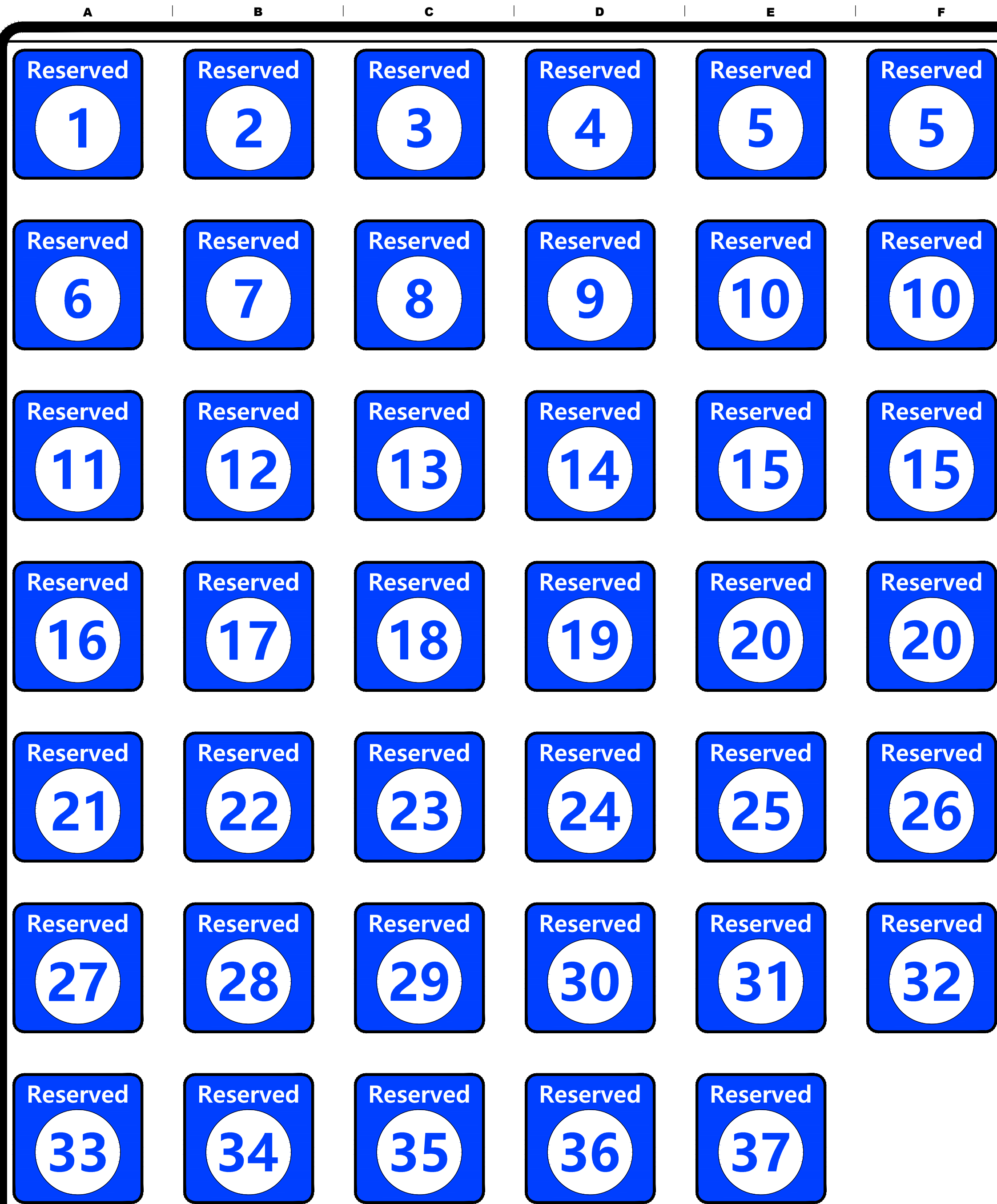
Rik G. Rohlfs

02/08/22
 Rick G. Rohlfs, P.E. #19049
 State of Iowa
 Registered Professional Engineer for BFA, Inc.

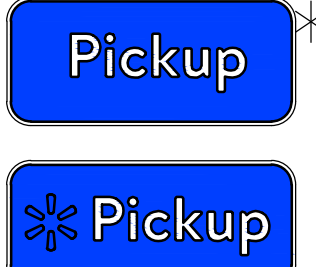
Walmart* #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Des Moines, IA 50320

DRAWN
E.G.S.
CHECKED
R.G.R
DATE
02/08/22
SCALE
SHOWN AS
JOB No.
6876A
SHEET NAME
UTILITY PLAN

UT-1



Stall Designation Signs
18" x 18" 2.25 SF



Logo Signs (Small)
18" x 8" 1.00 SF



Logo Signs (Large)
Also Pickup Hours sign size
36" x 18" 4.50 SF



*NTD: Use if AHJ does not allow Spark



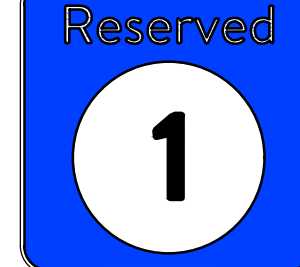
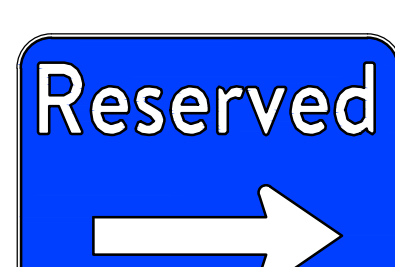
Directional Signs (Left / Straight / Right)
18" x 24" 3.00 SF



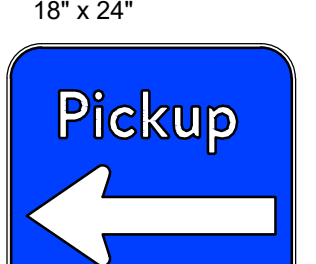
Call In Sign
18" x 8" 1.00 SF



Directional Reserved Signs (Left / Straight / Right)
18" x 24" 3.00 SF



Reserved
18" x 24" 3.00 SF



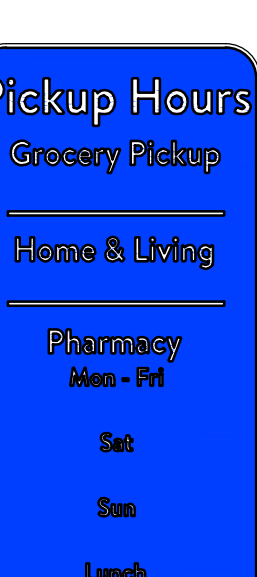
Pickup



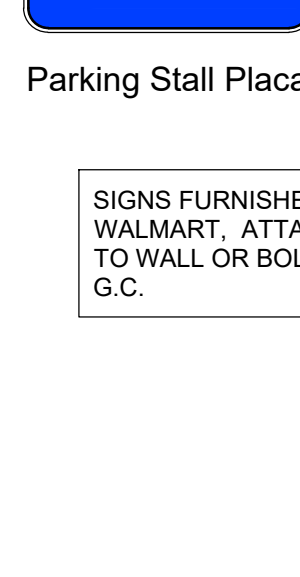
Pickup



Pickup



Parking Stall Placard



Informational Signs
18" x 36" 4.50 SF



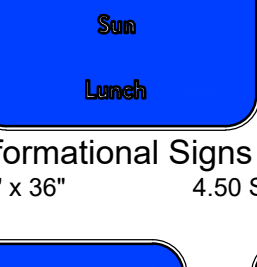
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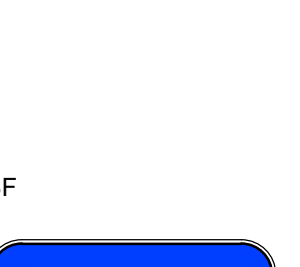
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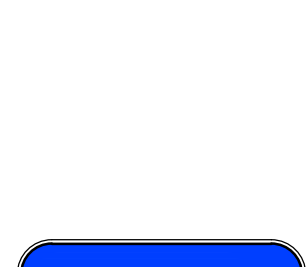
Pickup



Pickup

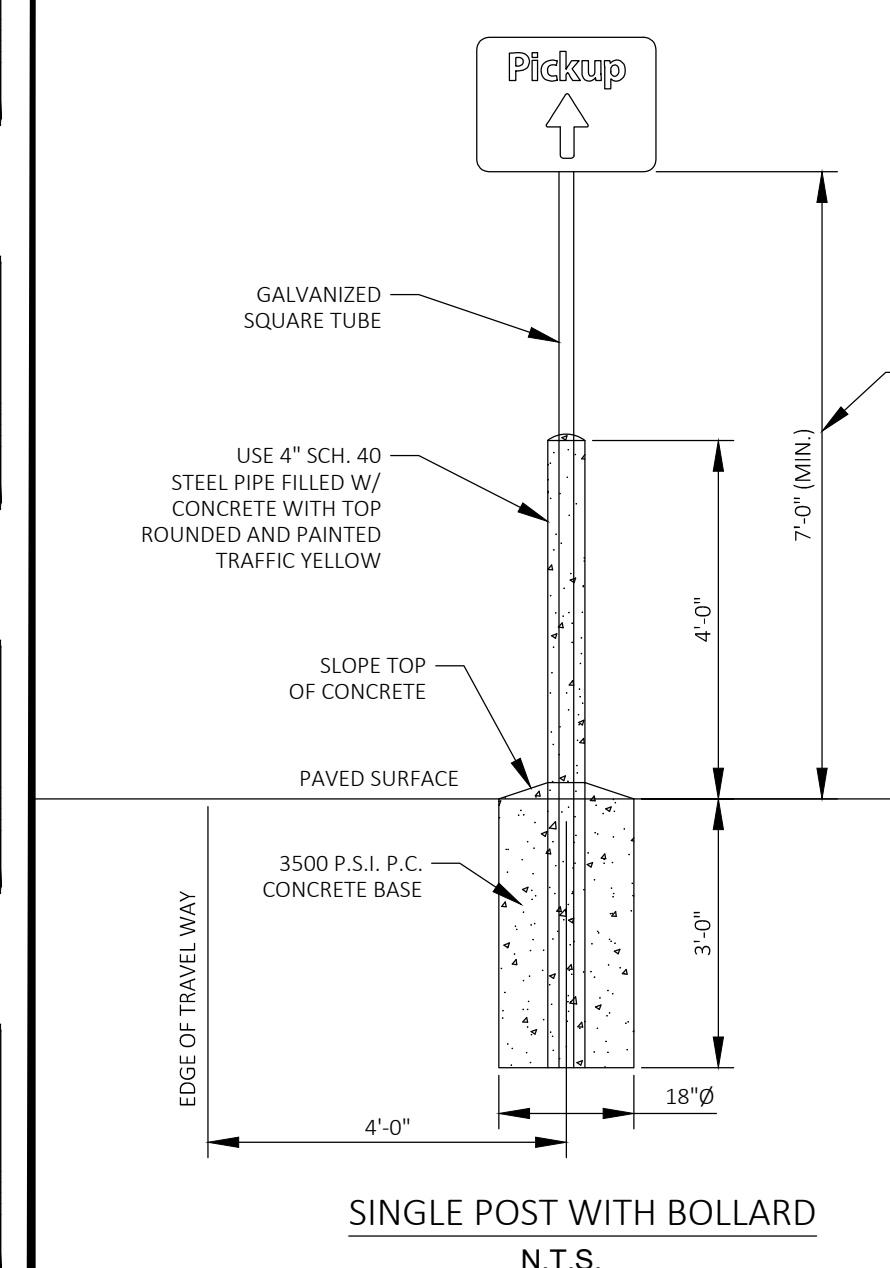


Pickup



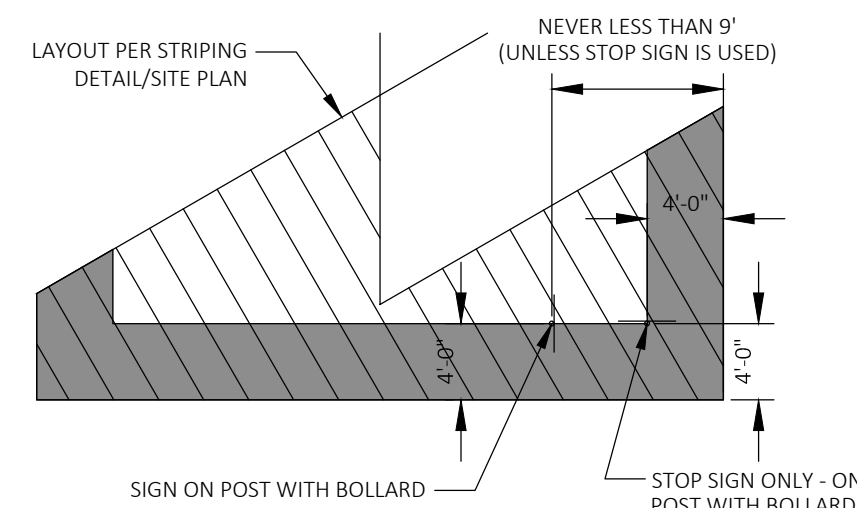
Pickup

"PICKUP" SIGNAGE
N.T.S.

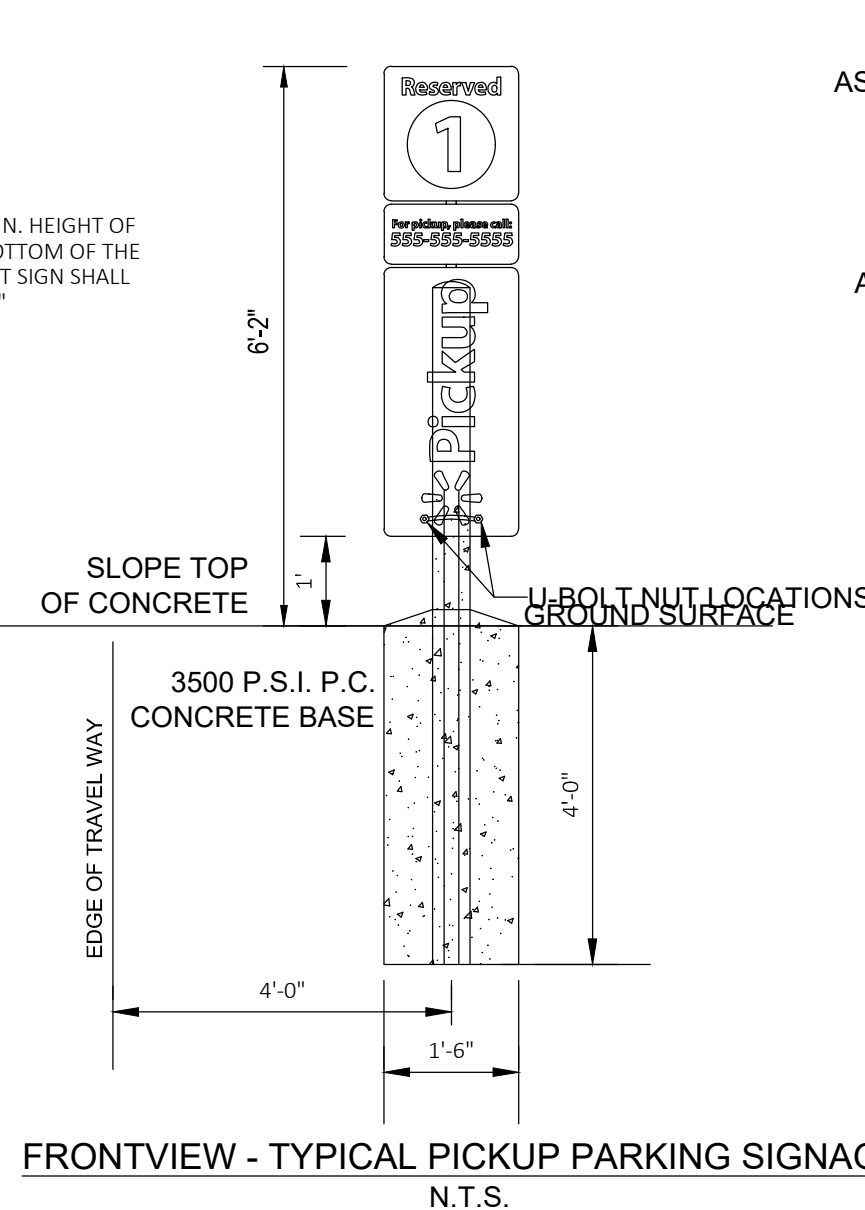


SINGLE POST WITH BOLLARD
N.T.S.

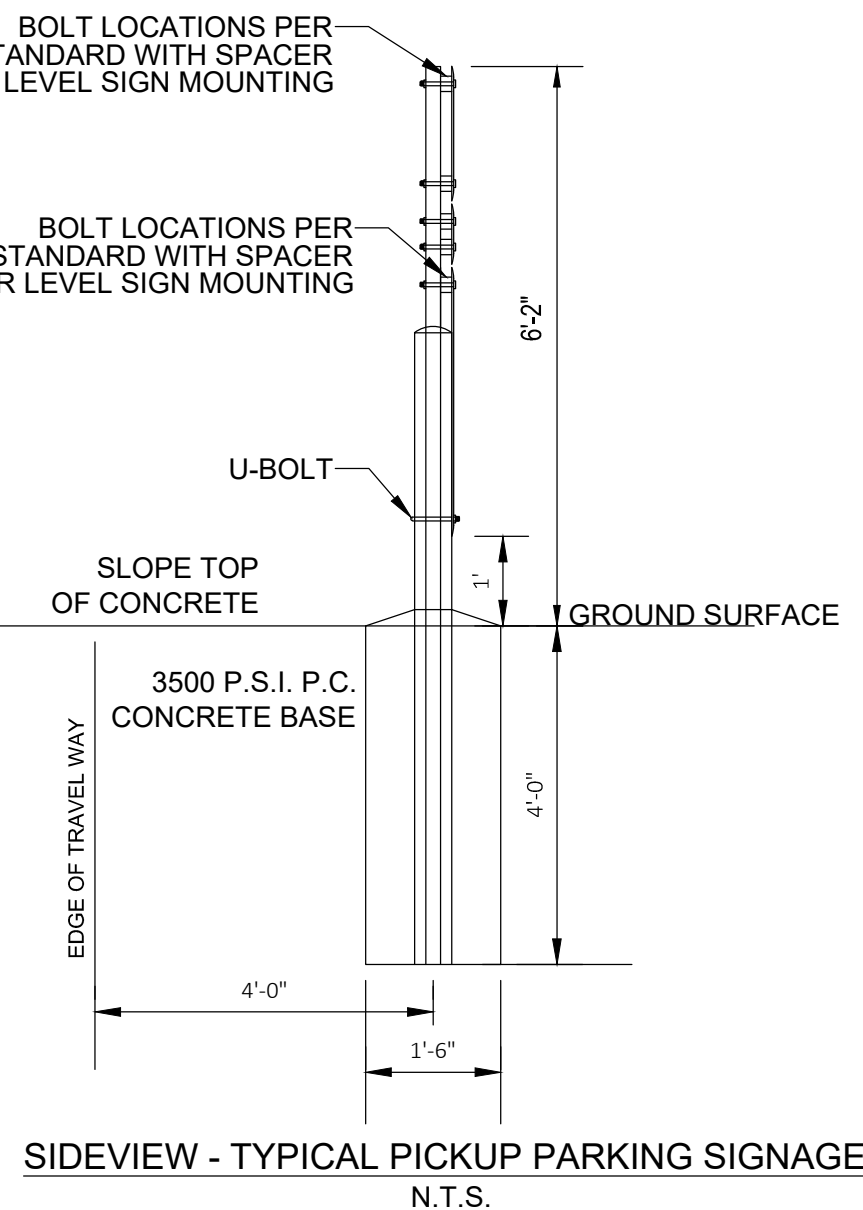
- NOTES FOR SINGLE POST WITH BOLLARD:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



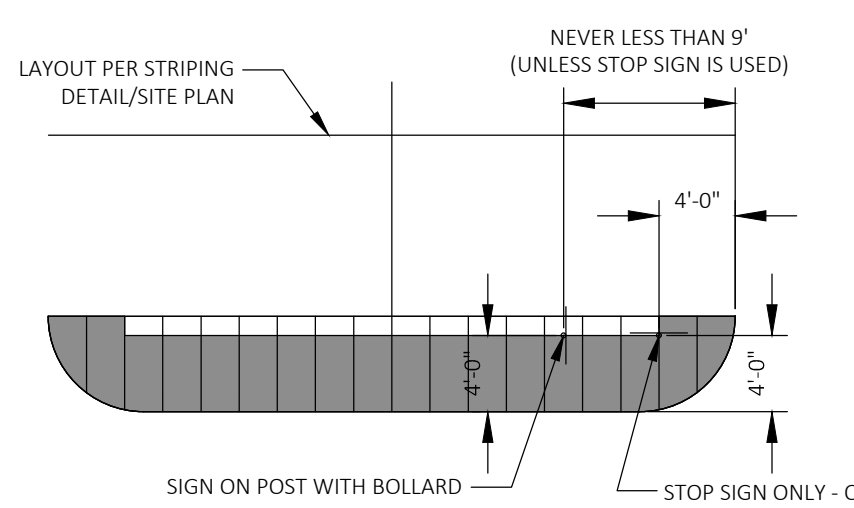
PAINTED ENDCAP - 60°
SIGN LOCATIONS - 60° PARKING



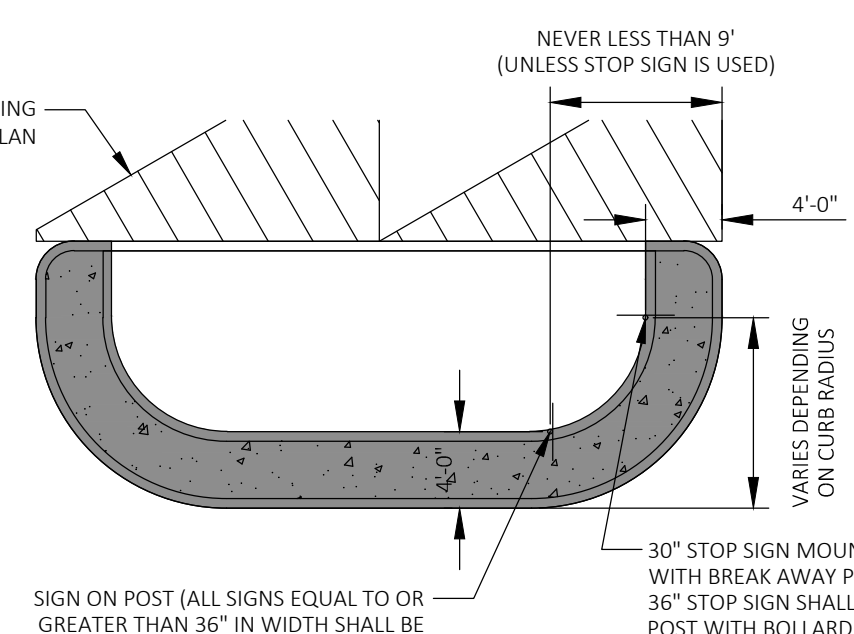
FRONTVIEW - TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



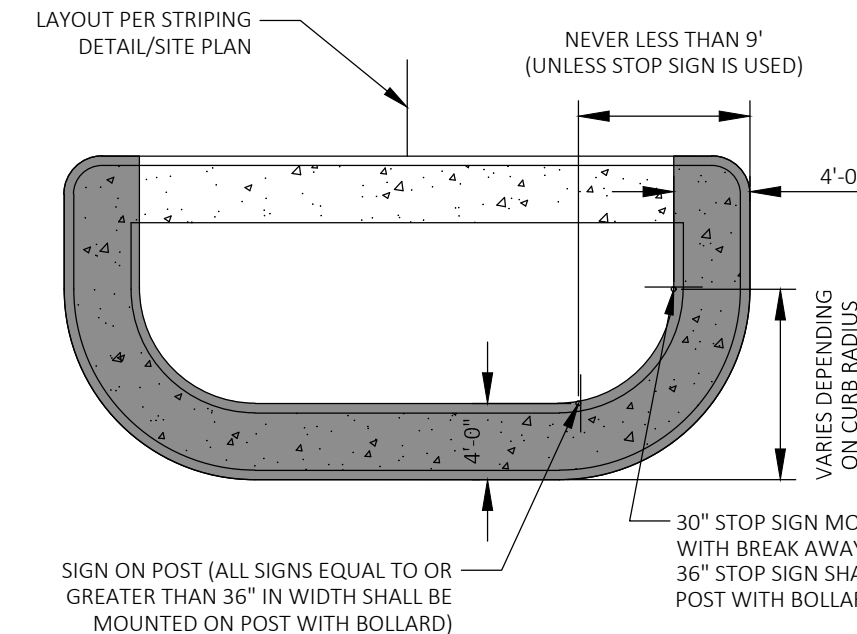
SIDEVIEW - TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



PAINTED ENDCAP - 90°
SIGN LOCATIONS - 90° PARKING

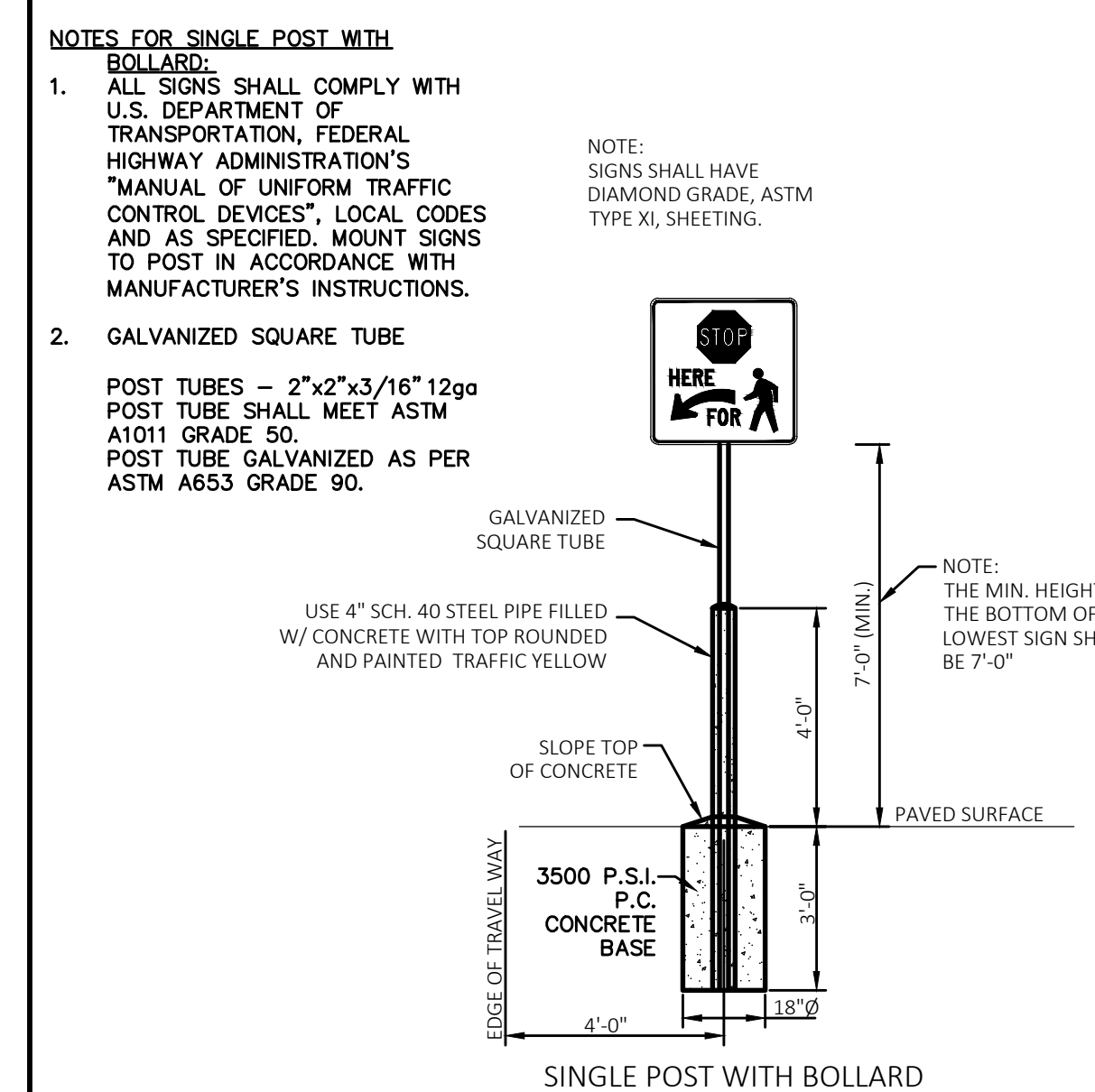


CURBED ISLAND - 60°
SIGN LOCATIONS - 60° PARKING



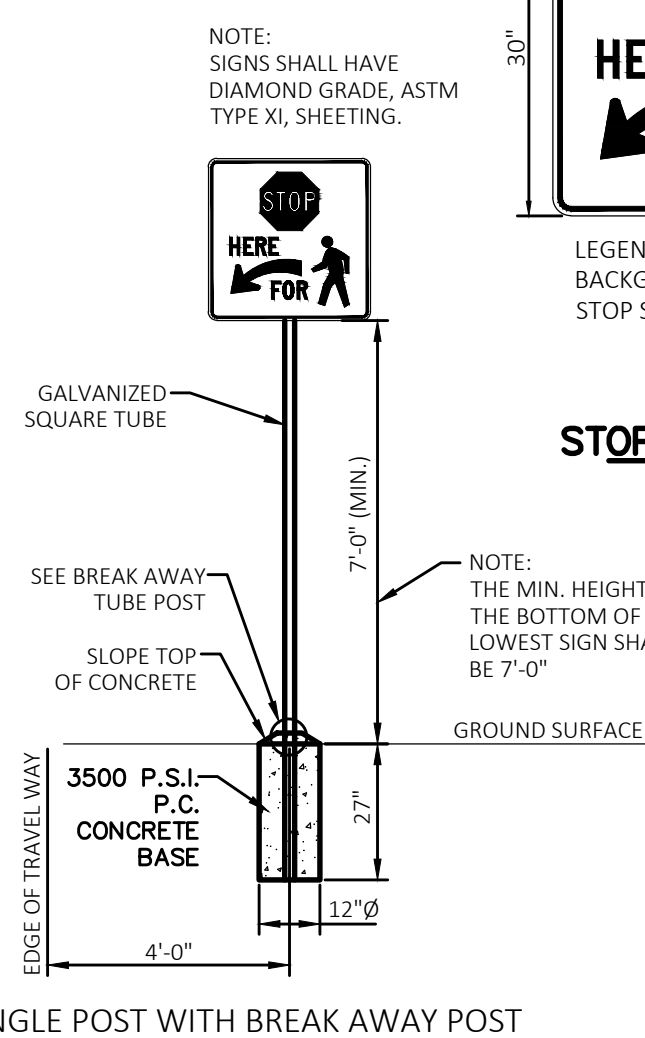
CURBED ISLAND - 90°
SIGN LOCATIONS - 90° PARKING

PICKUP SIGN MOUNTING AND BASE N.T.S.



SINGLE POST WITH BOLLARD
N.T.S.

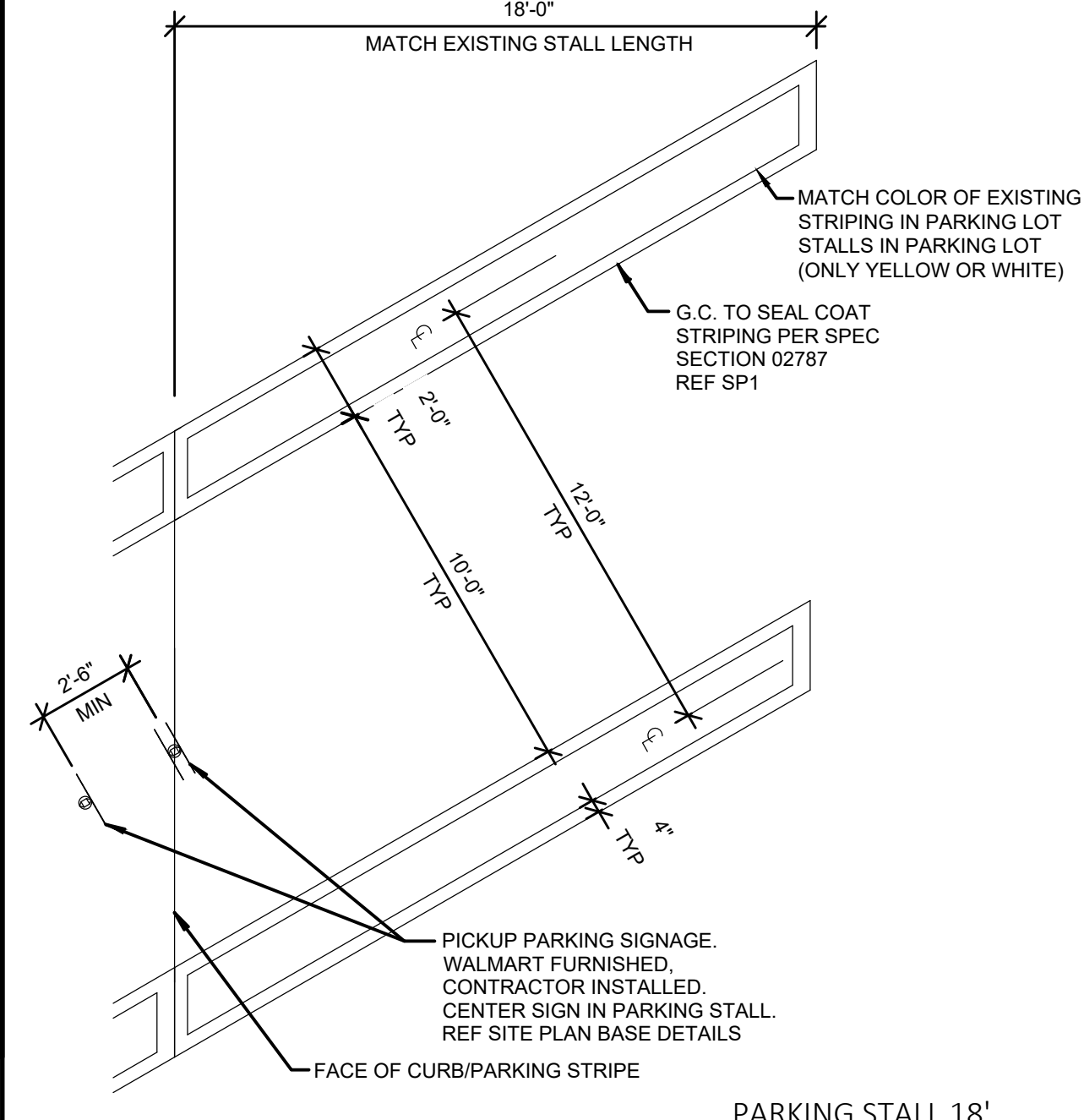
- NOTES FOR SINGLE POST WITH BREAK AWAY POST:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
- ANCHOR TUBE - 2-1/4"x2-1/4"x3/16" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
- THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE. A MINIMUM OF 12" THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



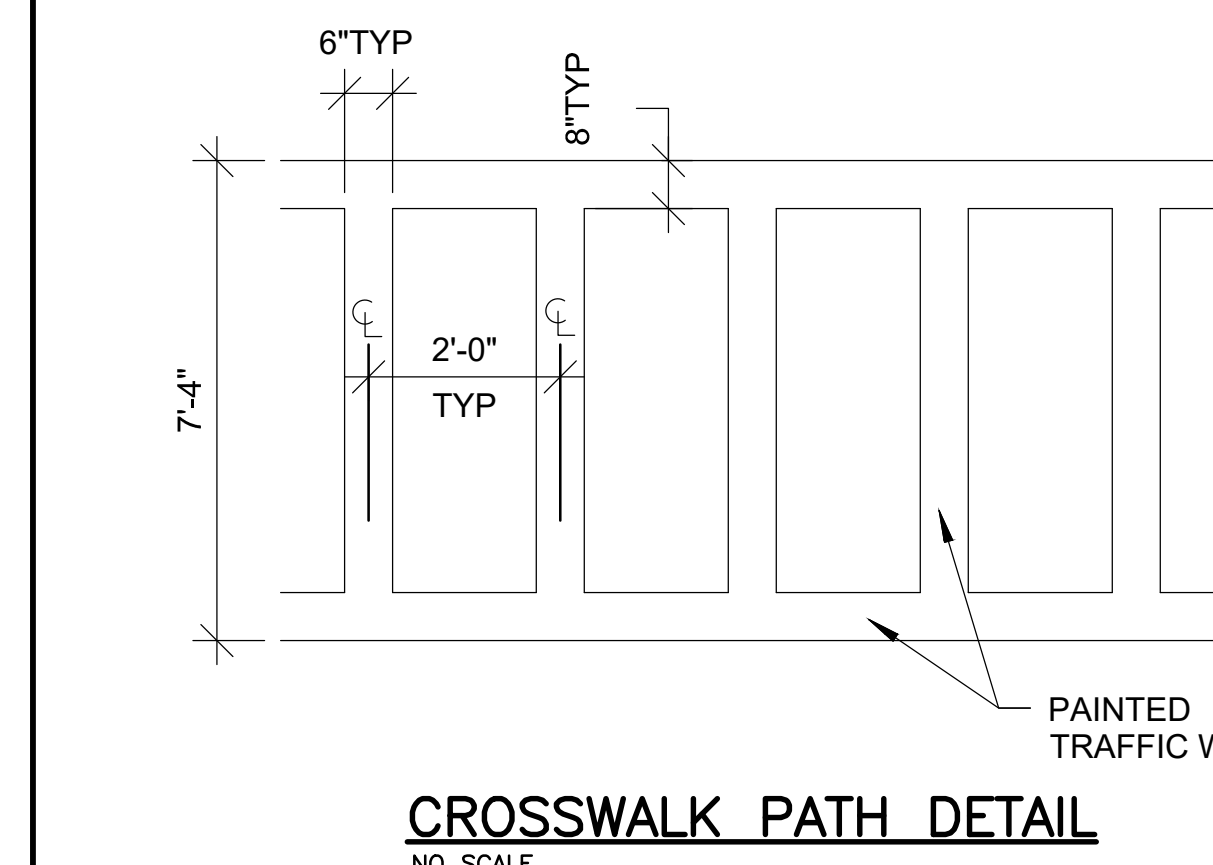
SINGLE POST WITH BREAK AWAY POST
N.T.S.



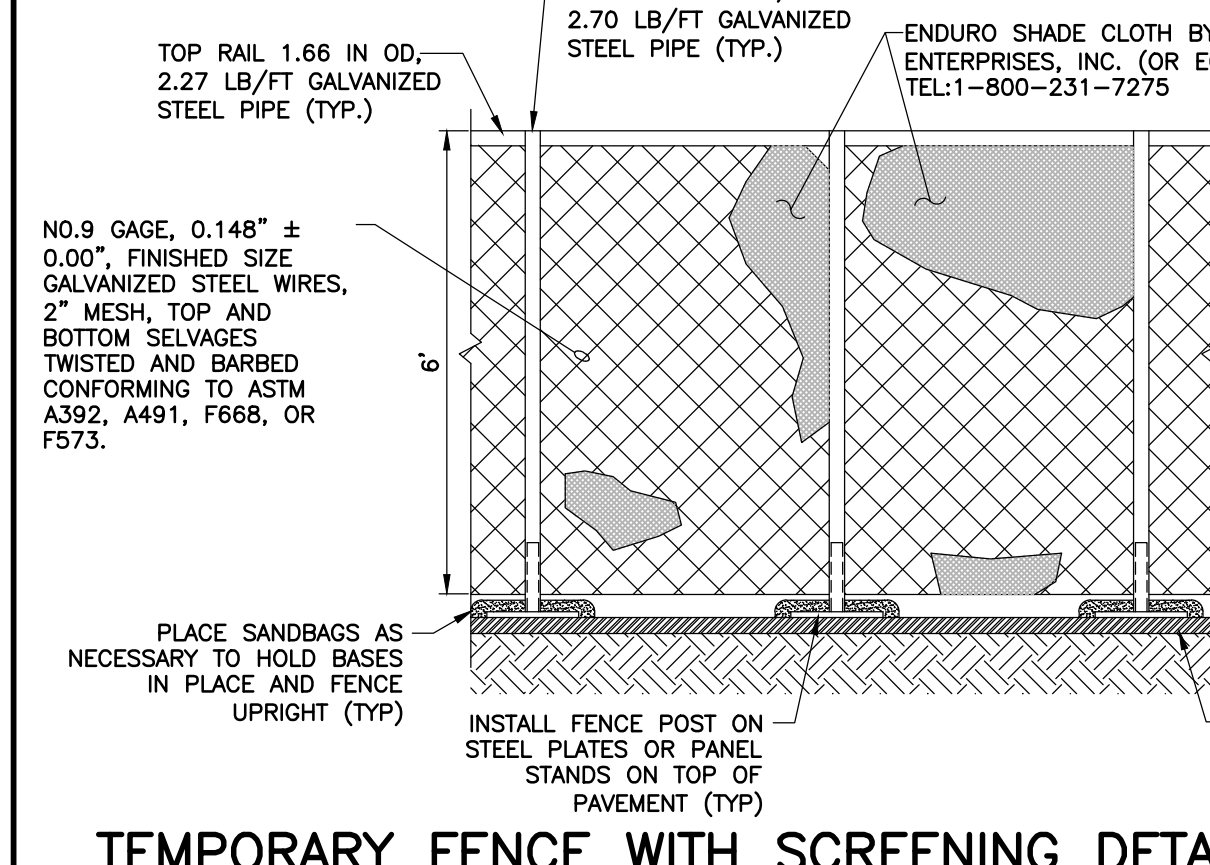
STOP FOR PEDESTRIANS
N.T.S.



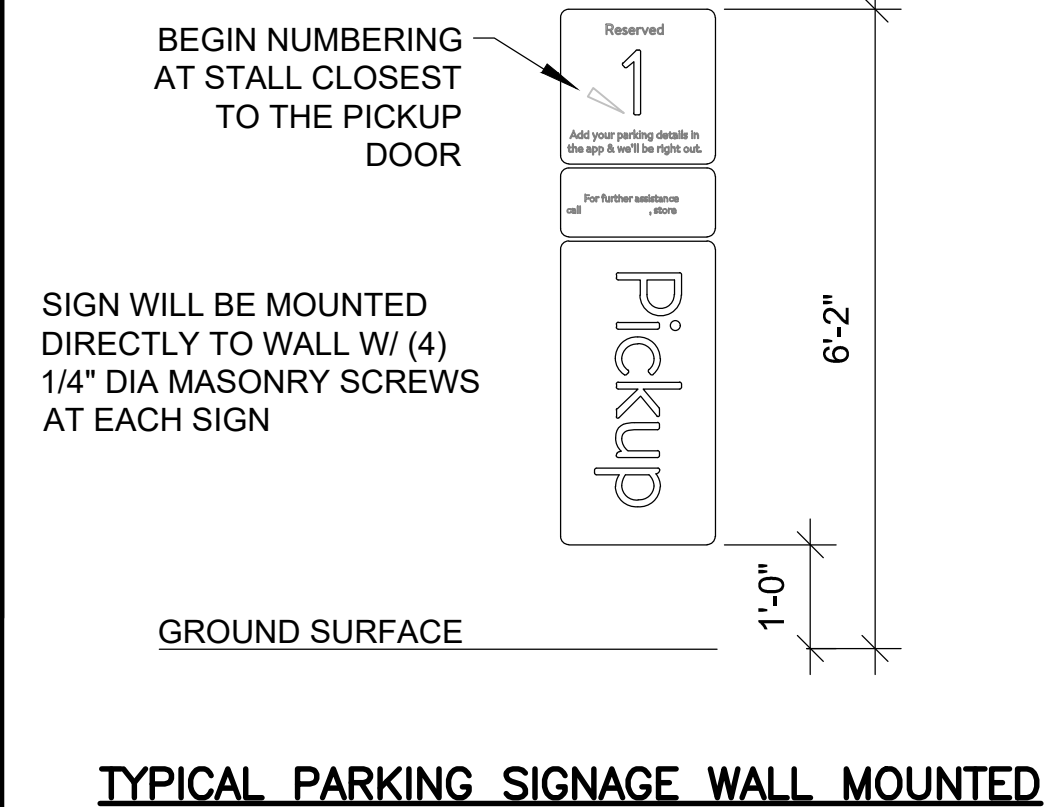
NOTE TO CONTRACTOR:
INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK. FOR EXISTING CONCRETE SURFACES, G.C. TO PREPARE SURFACE FOR PAINT ONLY.



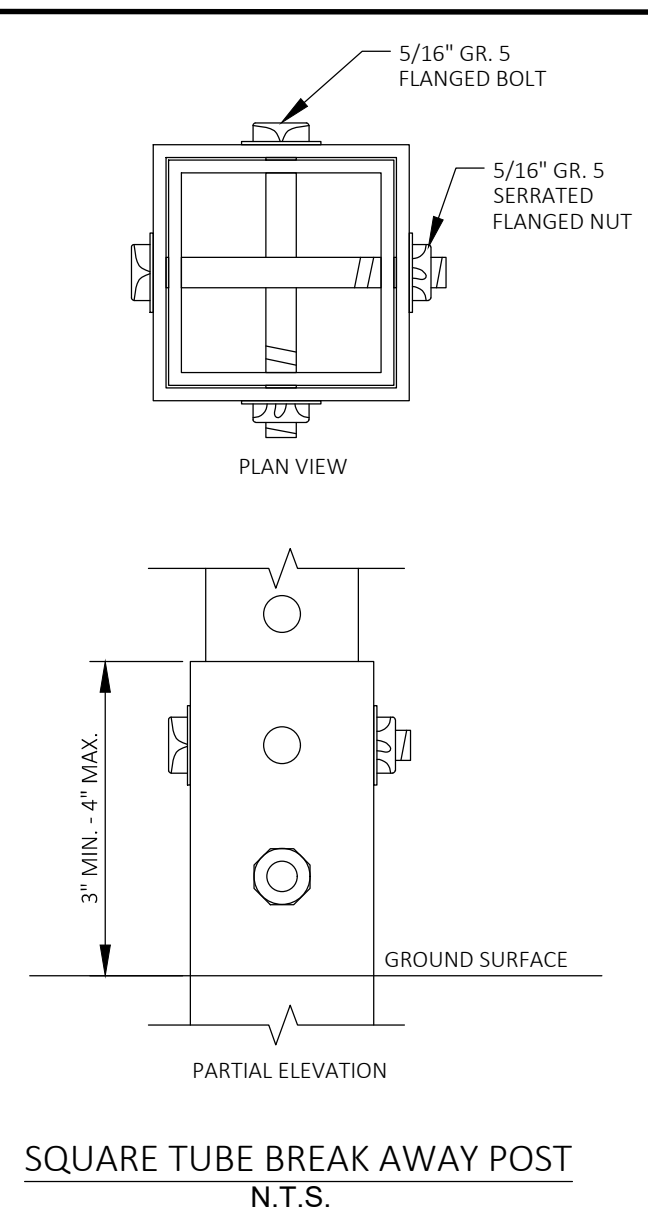
CROSSWALK PATH DETAIL
NO SCALE



TEMPORARY FENCE WITH SCREENING DETAIL
NO SCALE



TYPICAL PARKING SIGNAGE WALL MOUNTED



SQUARE TUBE BREAK AWAY POST
N.T.S.

- NOTES FOR SINGLE POST WITH BREAK AWAY POST:
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
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REVISIONS	
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FOR CITY REVIEW

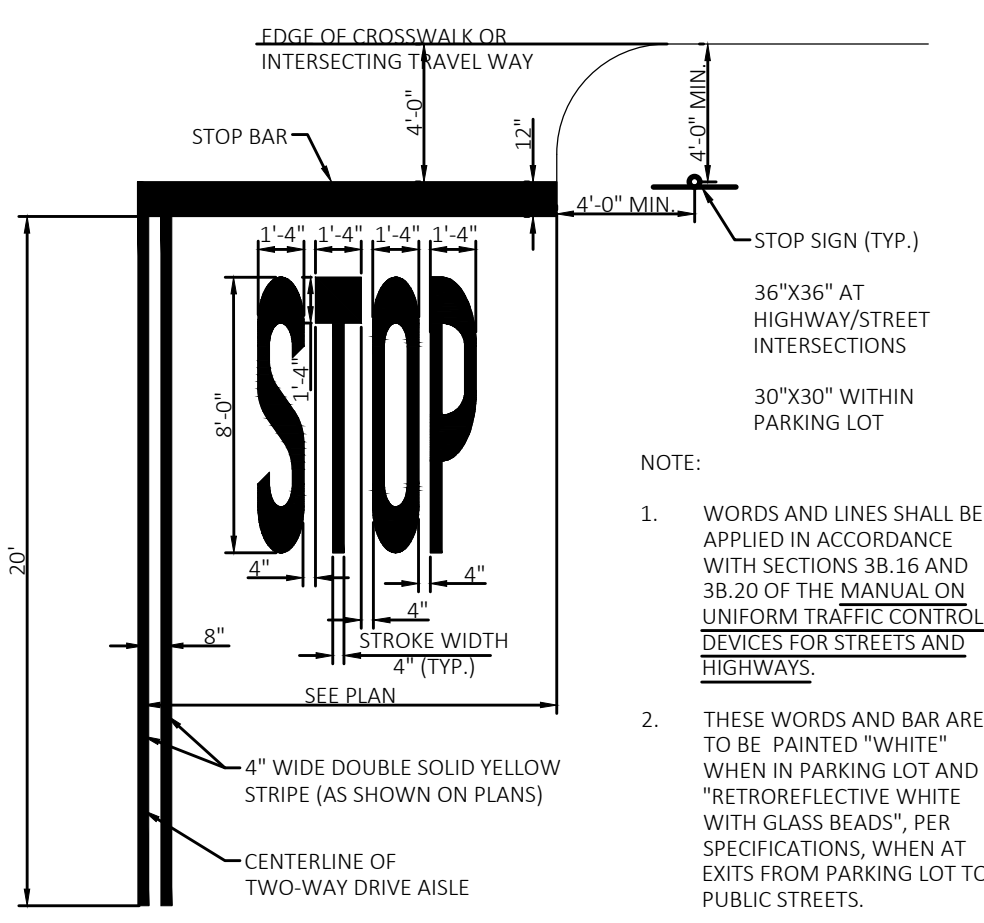
Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

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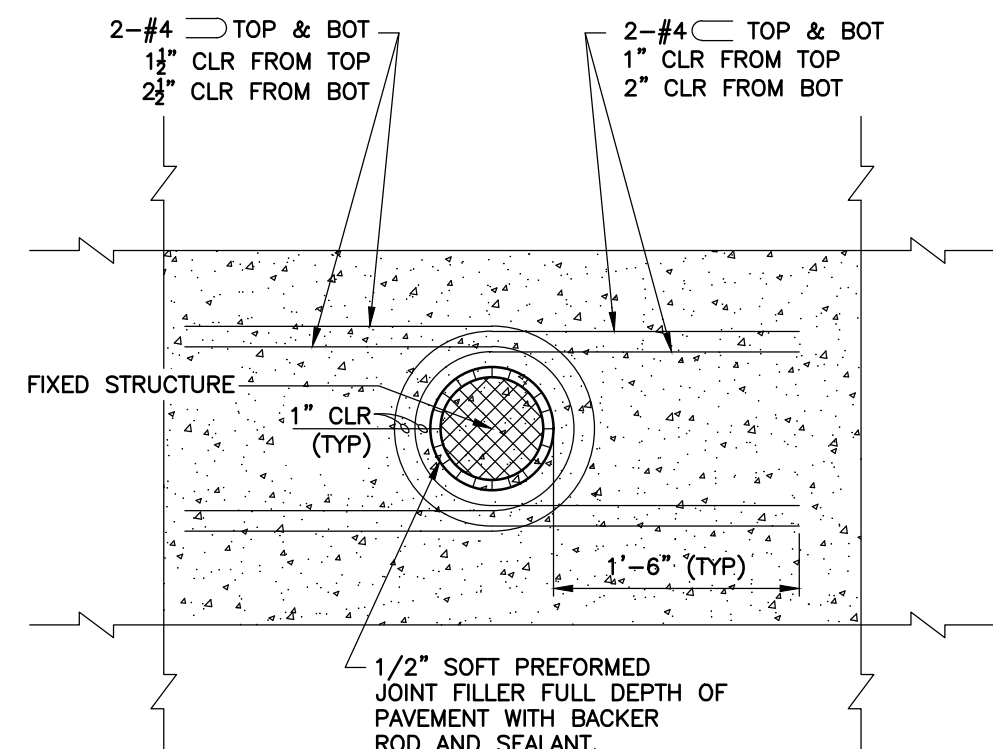
Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DTL-1

P:\Visual\6876A Grimes IA - QSP Improvements\6876A Plan Sheets\6876A Detail Sheets.dwg
2/9/2022 9:13 AM

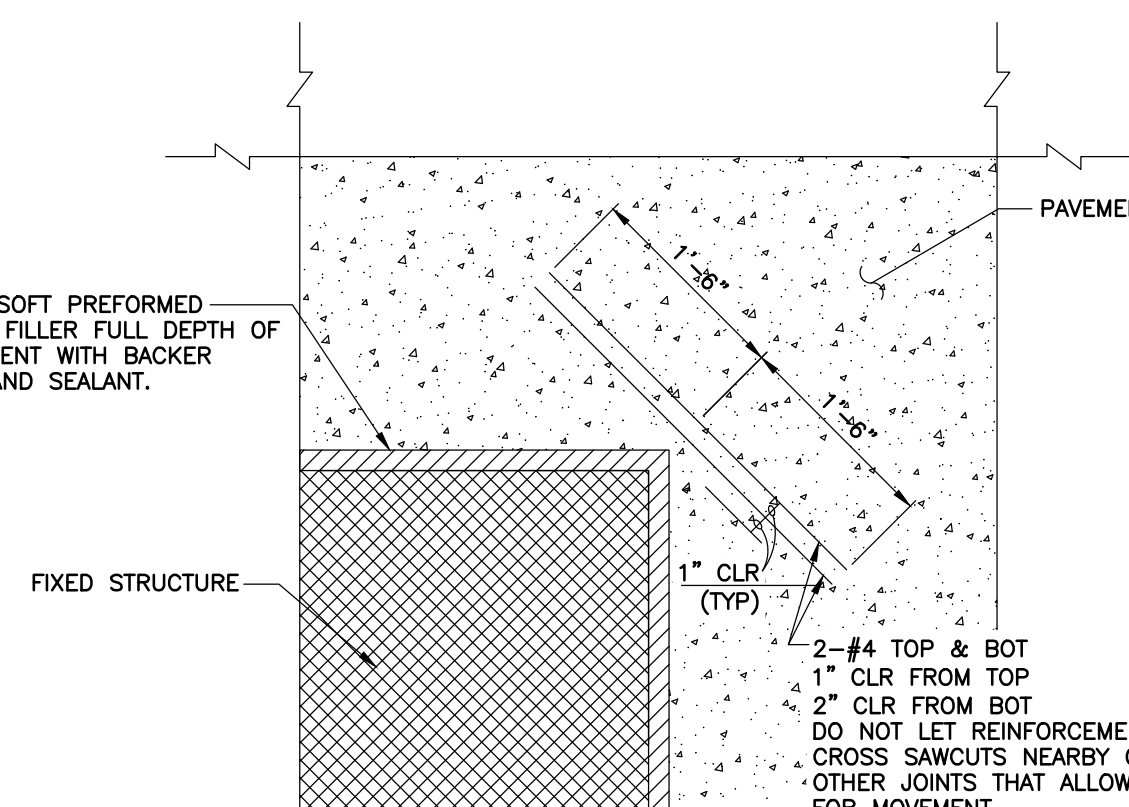


STOP PAVEMENT MARKINGS - PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)



TYPICAL ROUND FIXED STRUCTURE PLAN DETAIL

USES: MANHOLES, LIGHT POLE BASES AND BOLLARDS

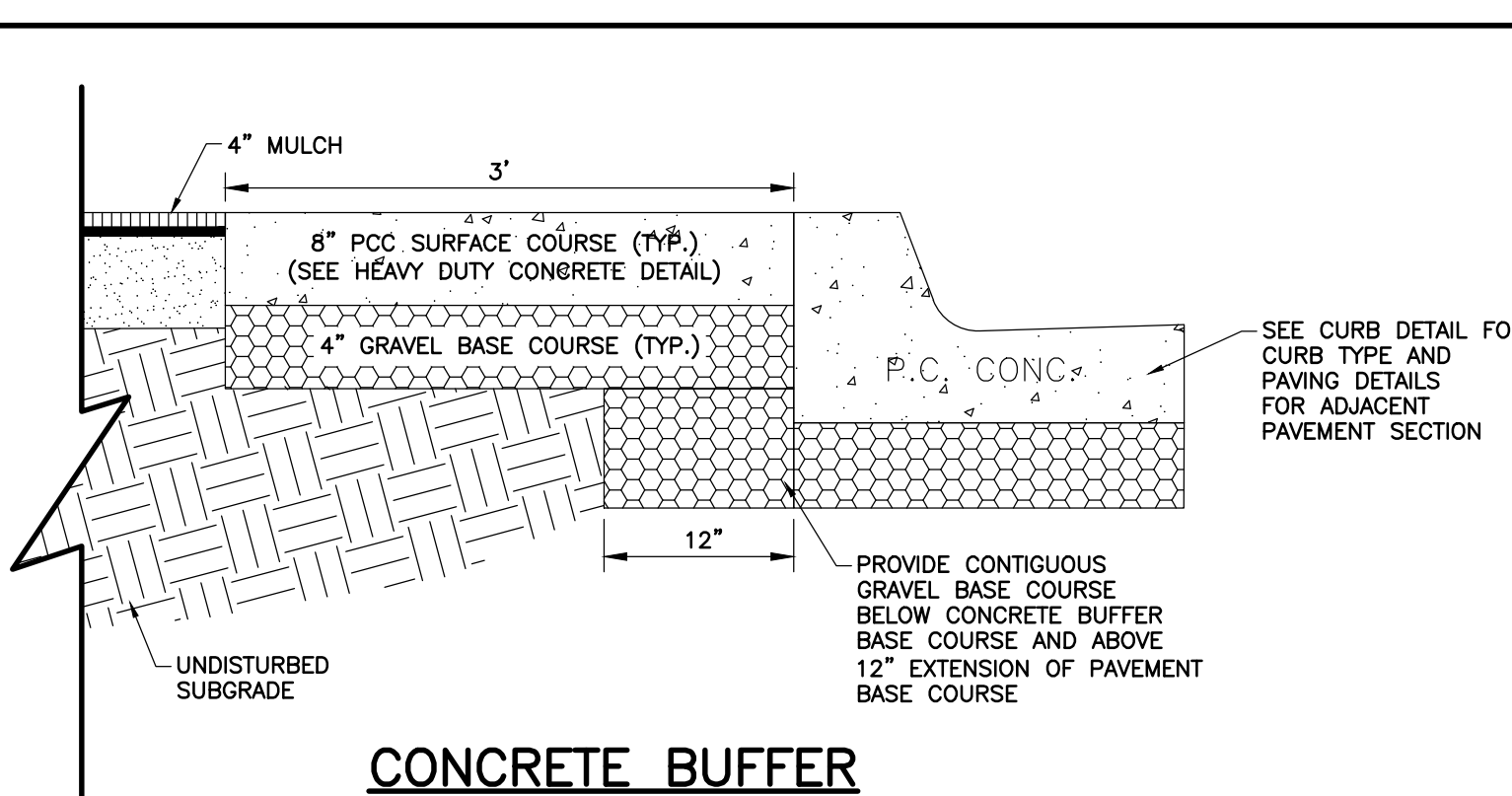


TYPICAL RECTANGULAR FIXED STRUCTURE PLAN DETAIL

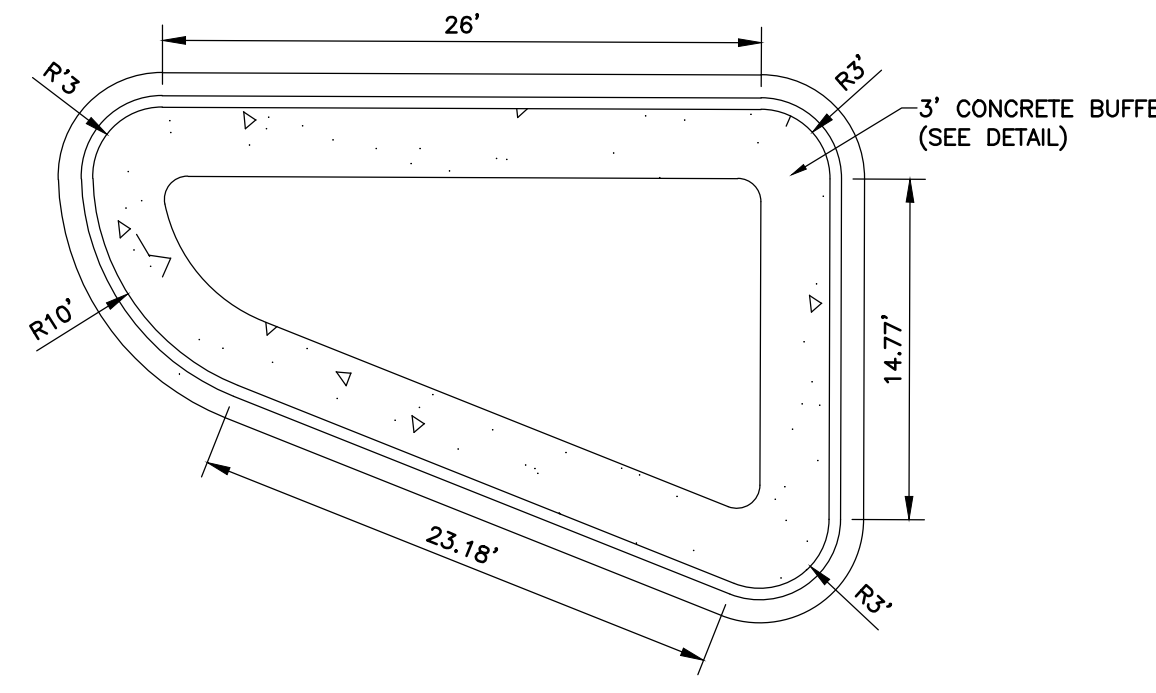
USES: BUILDINGS, RETAINING WALLS/DOCK WALLS AND DROP INLETS

NOTES:
ISOLATION JOINT TO BE USED FOR FIXED STRUCTURES SUCH AS BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS.
PAVEMENT IS NOT CONSIDERED A FIXED STRUCTURE.

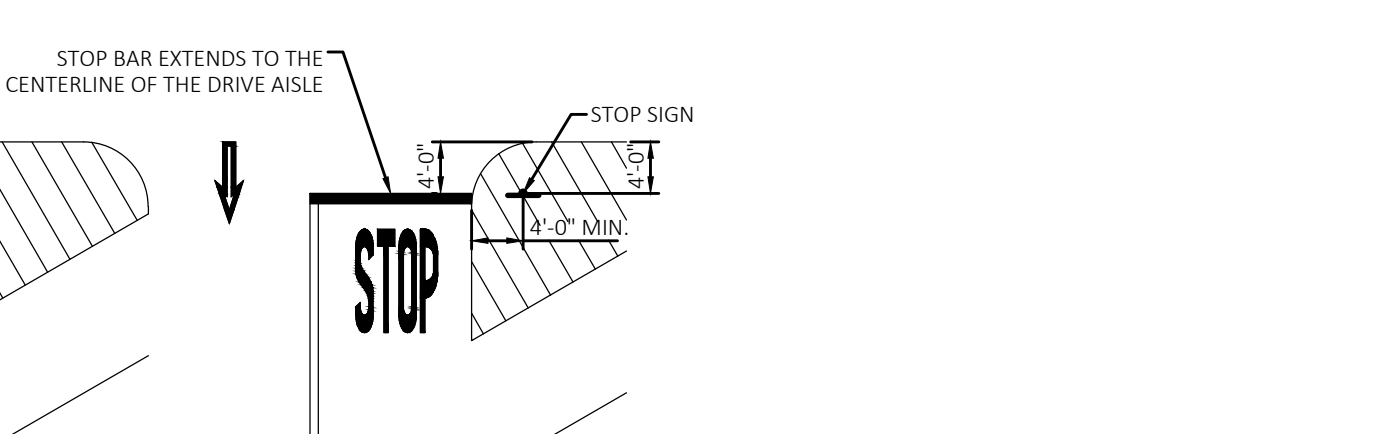
ISOLATION JOINT DETAILS
NO SCALE



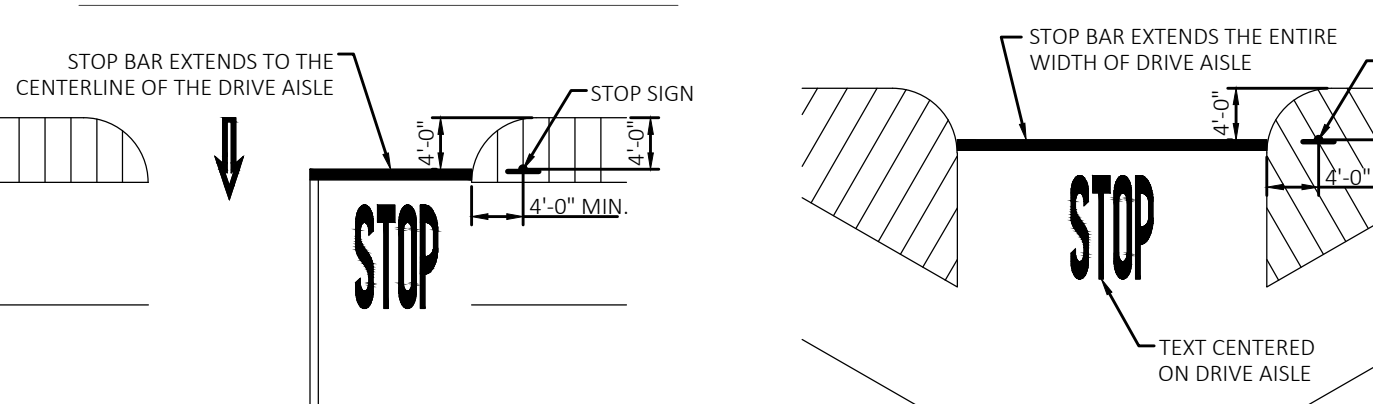
CONCRETE BUFFER
NO SCALE



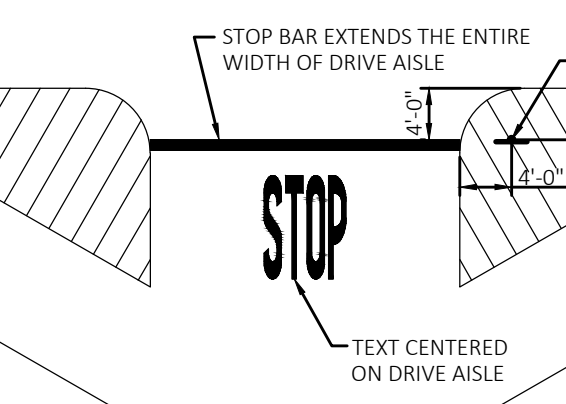
CONCRETE ISLAND CURB DETAIL
NO SCALE



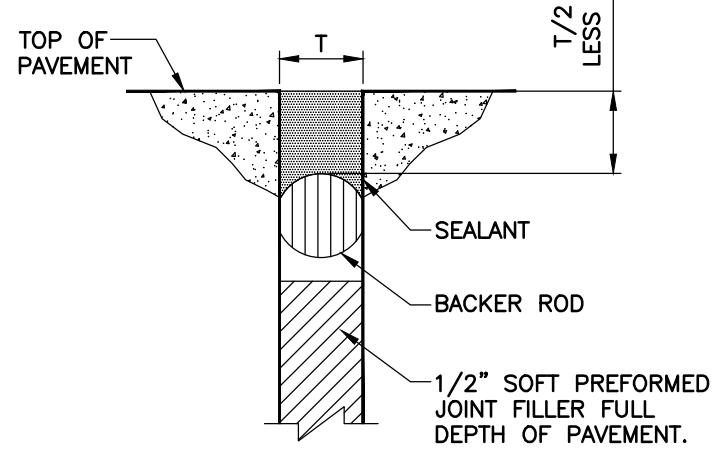
60° PARKING - TWO-WAY DRIVE AISLE



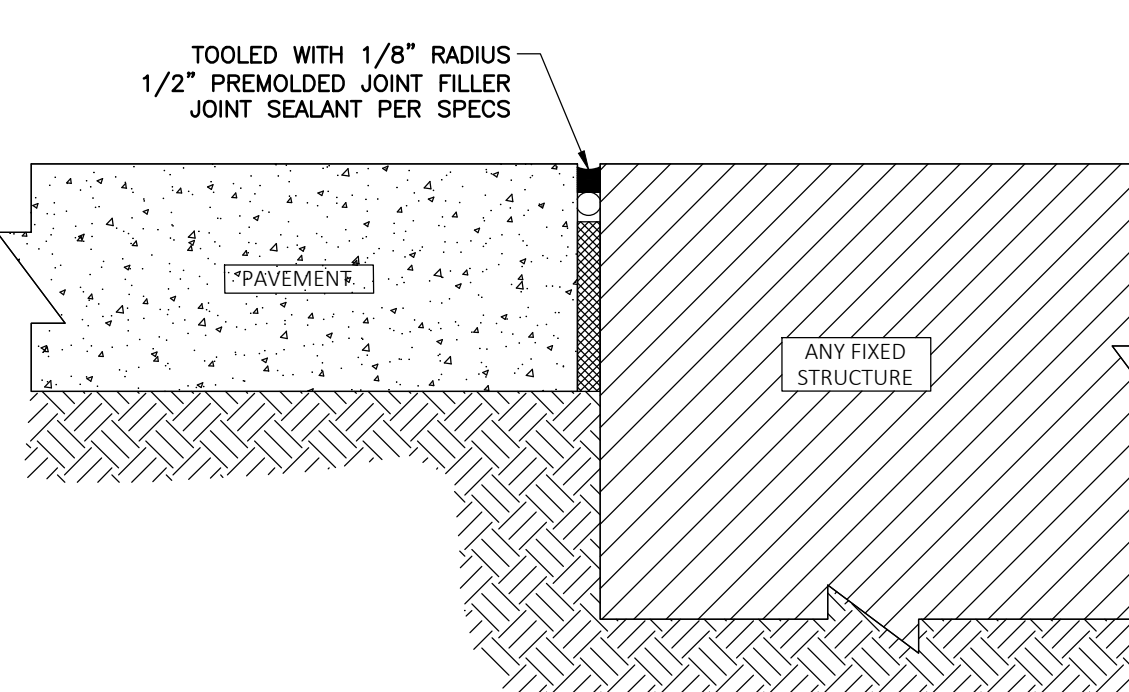
90° PARKING



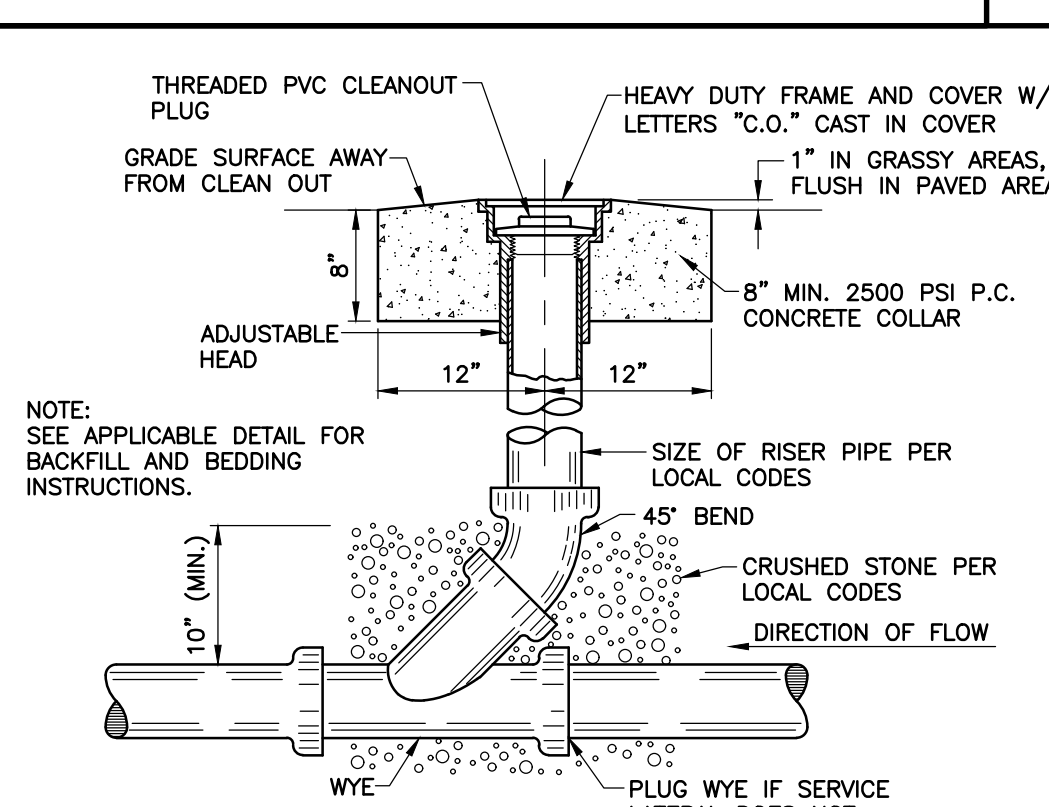
60° PARKING - ONE-WAY DRIVE AISLE



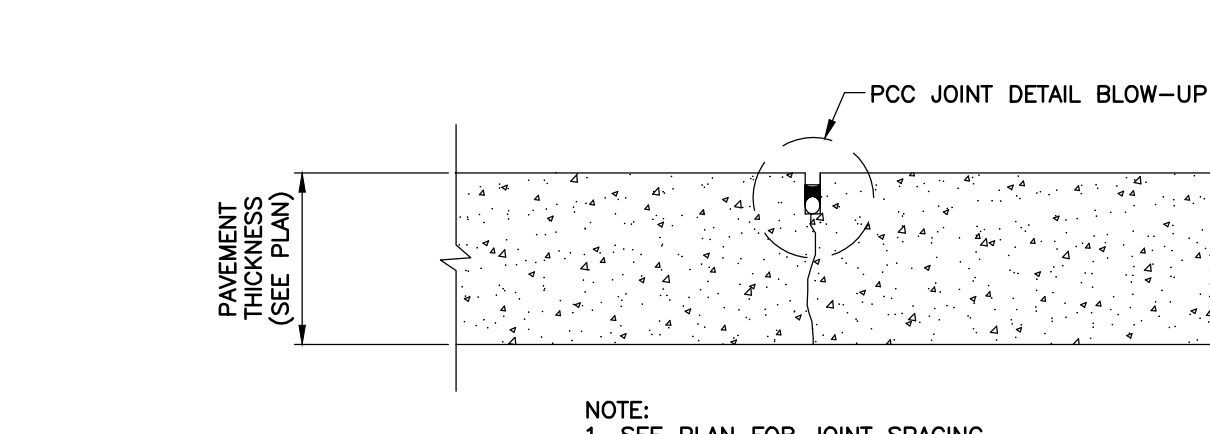
BACKER ROD AND SEALANT SECTION AT FIXED STRUCTURE



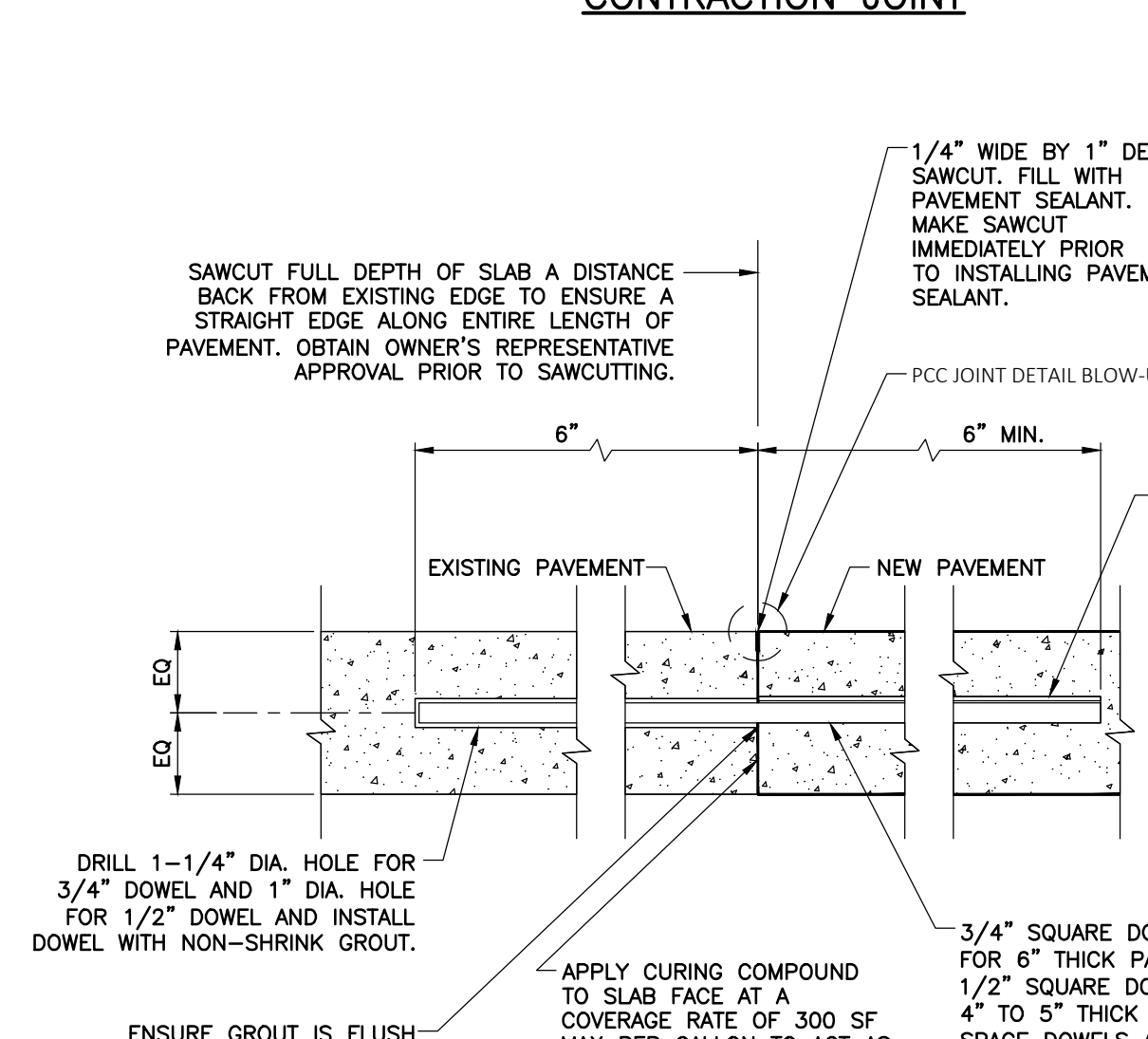
ISOLATION JOINT



SANITARY SEWER CLEANOUT DETAIL
NO SCALE

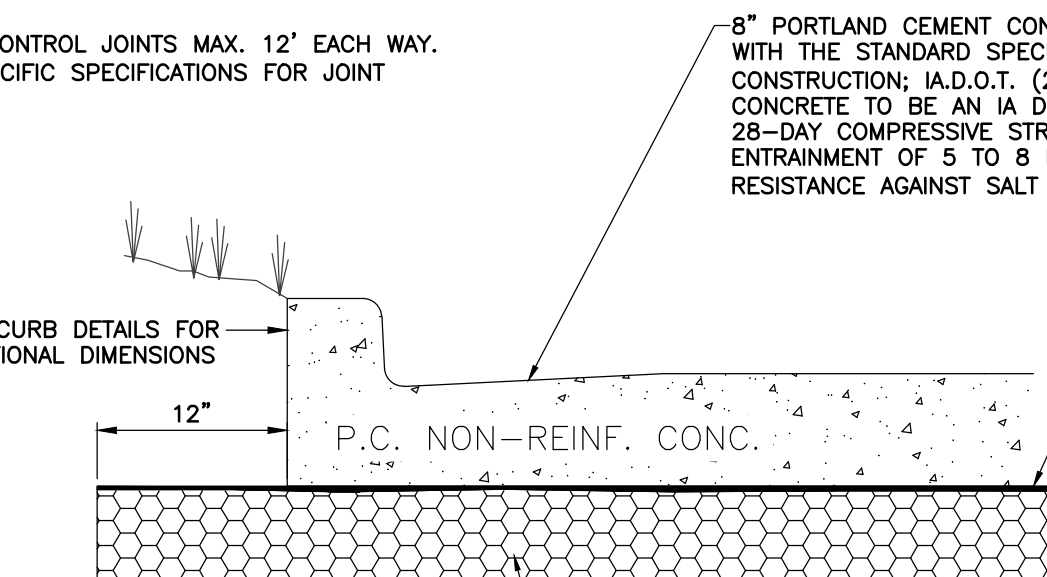


CONTRACTION JOINT

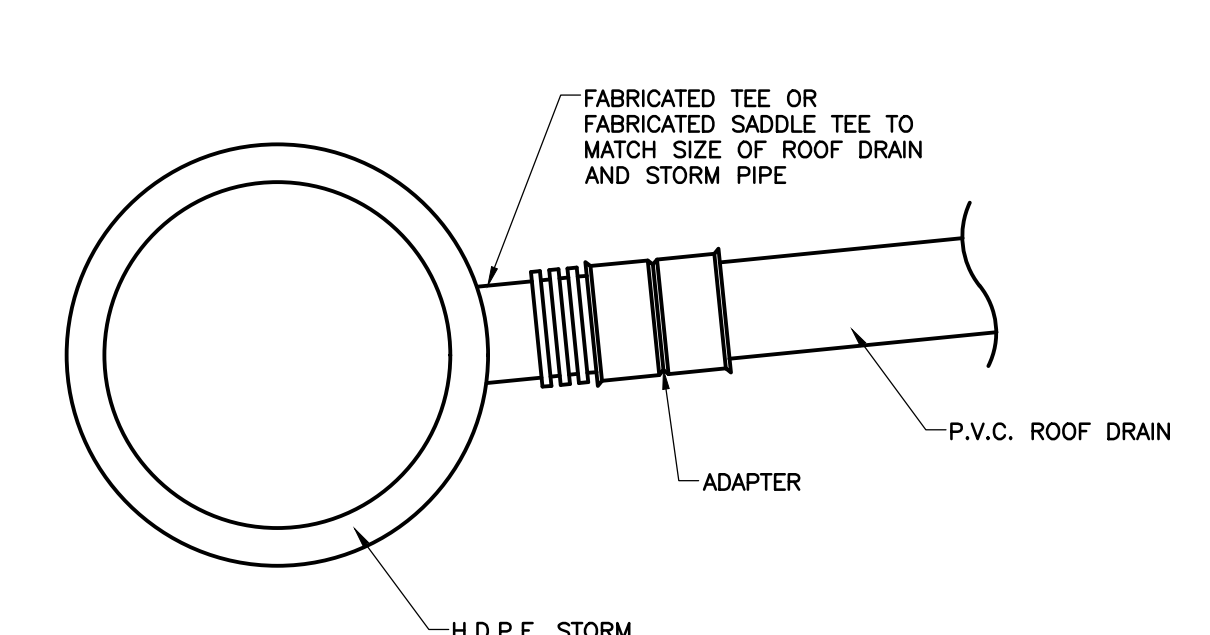


CONSTRUCTION JOINT TO EXISTING PAVEMENT

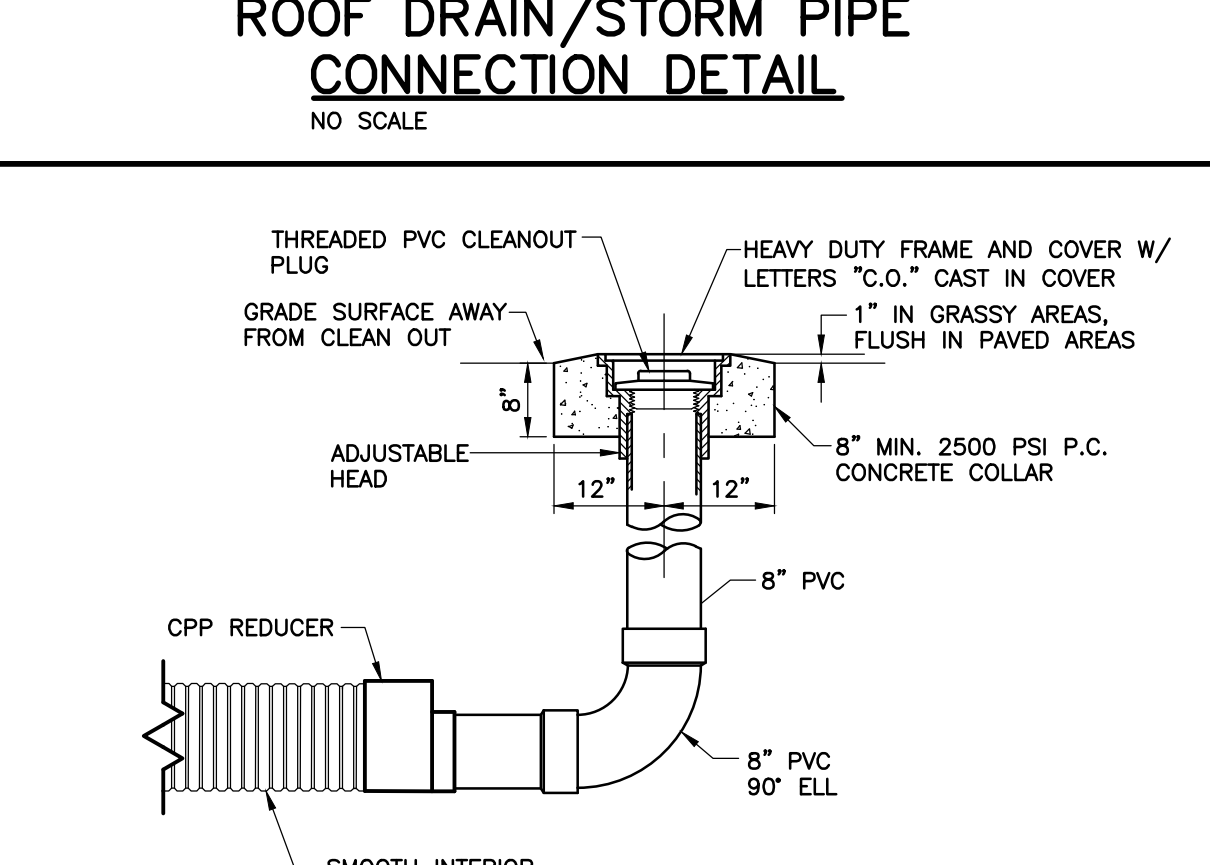
NOTES:
1. ALL AREAS INDICATED AS HEAVY DUTY CONCRETE SHALL BE CONSTRUCTED WITH CONCRETE. OTHER AREAS INDICATED ONLY AS "HEAVY DUTY" OR "STANDARD DUTY" PAVEMENT CAN BE CONSTRUCTED USING CONCRETE OR ASPHALT. PAVEMENT TYPE SELECTED SHALL BE CONSISTENT ON ENTIRE PROJECT. CONCRETE PAVING SHALL BE BID AS AN "ADD" OR "DEDUCT" ON THE BID DOCUMENTS.
2. CONSTRUCTION JOINTS MIN. 90' O.C., CONTROL JOINTS MAX. 12' EACH WAY. (SEE TYPICAL JOINT DETAILS AND SITE SPECIFIC SPECIFICATIONS FOR JOINT DETAILS AND SEALANTS)



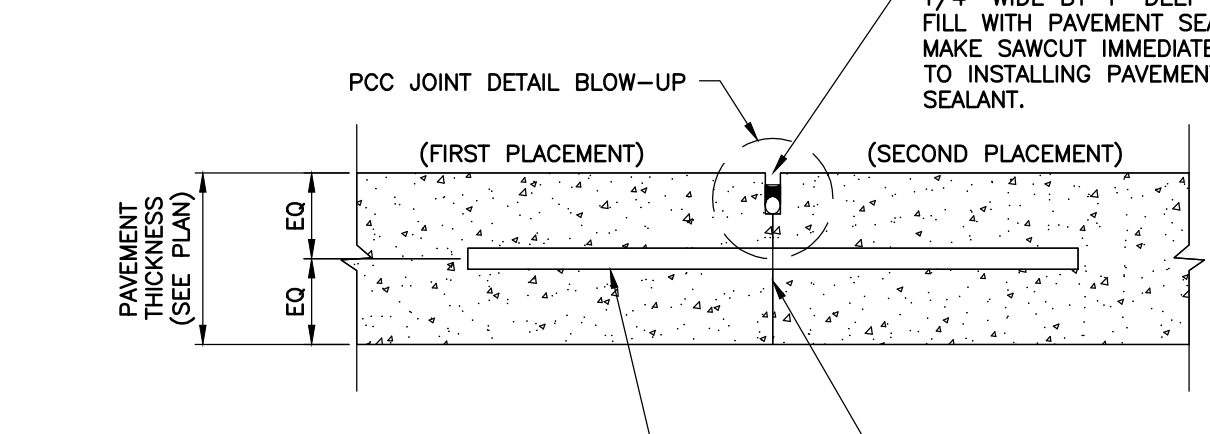
HEAVY DUTY CONCRETE PAVING DETAIL
NO SCALE



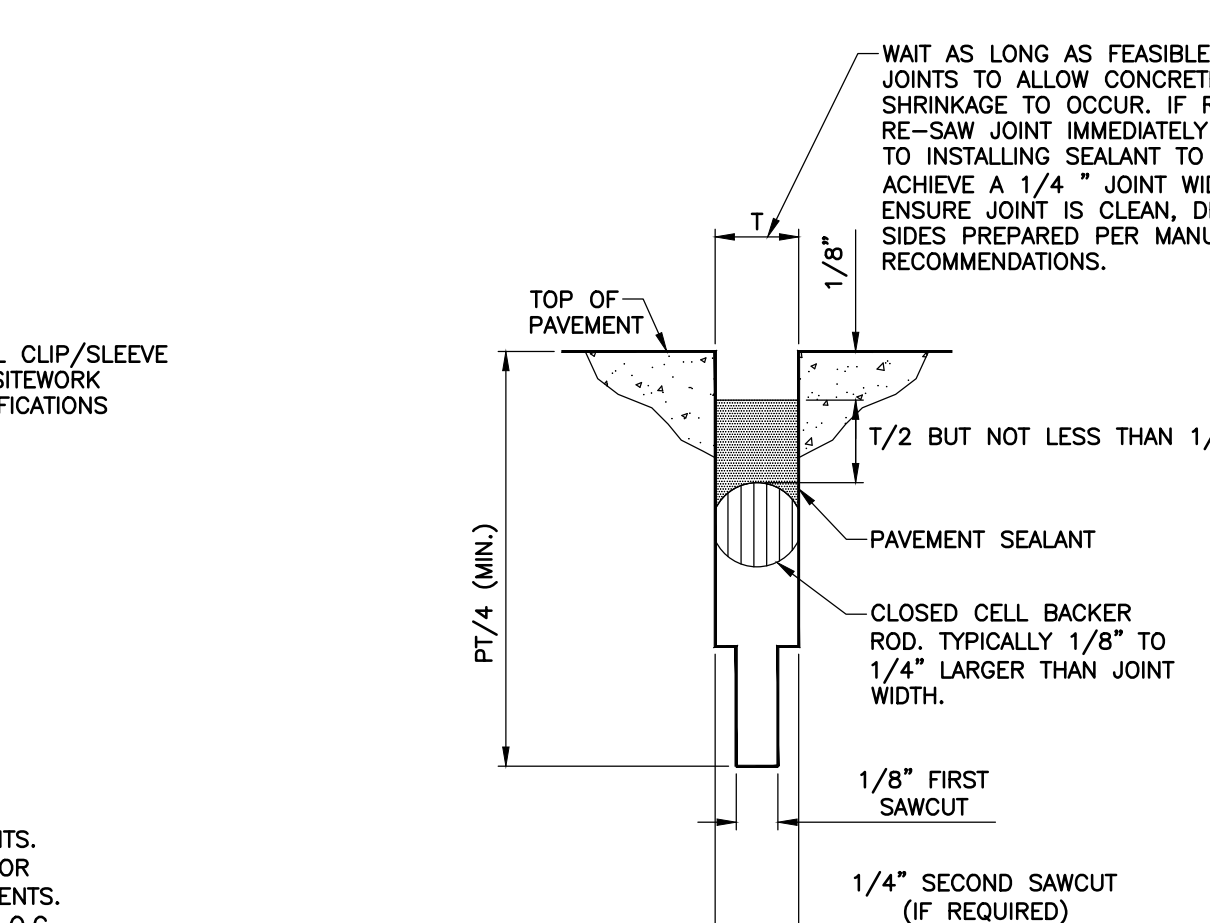
ROOF DRAIN/STORM PIPE CONNECTION DETAIL
NO SCALE



STORM SEWER CLEANOUT DETAIL
NO SCALE



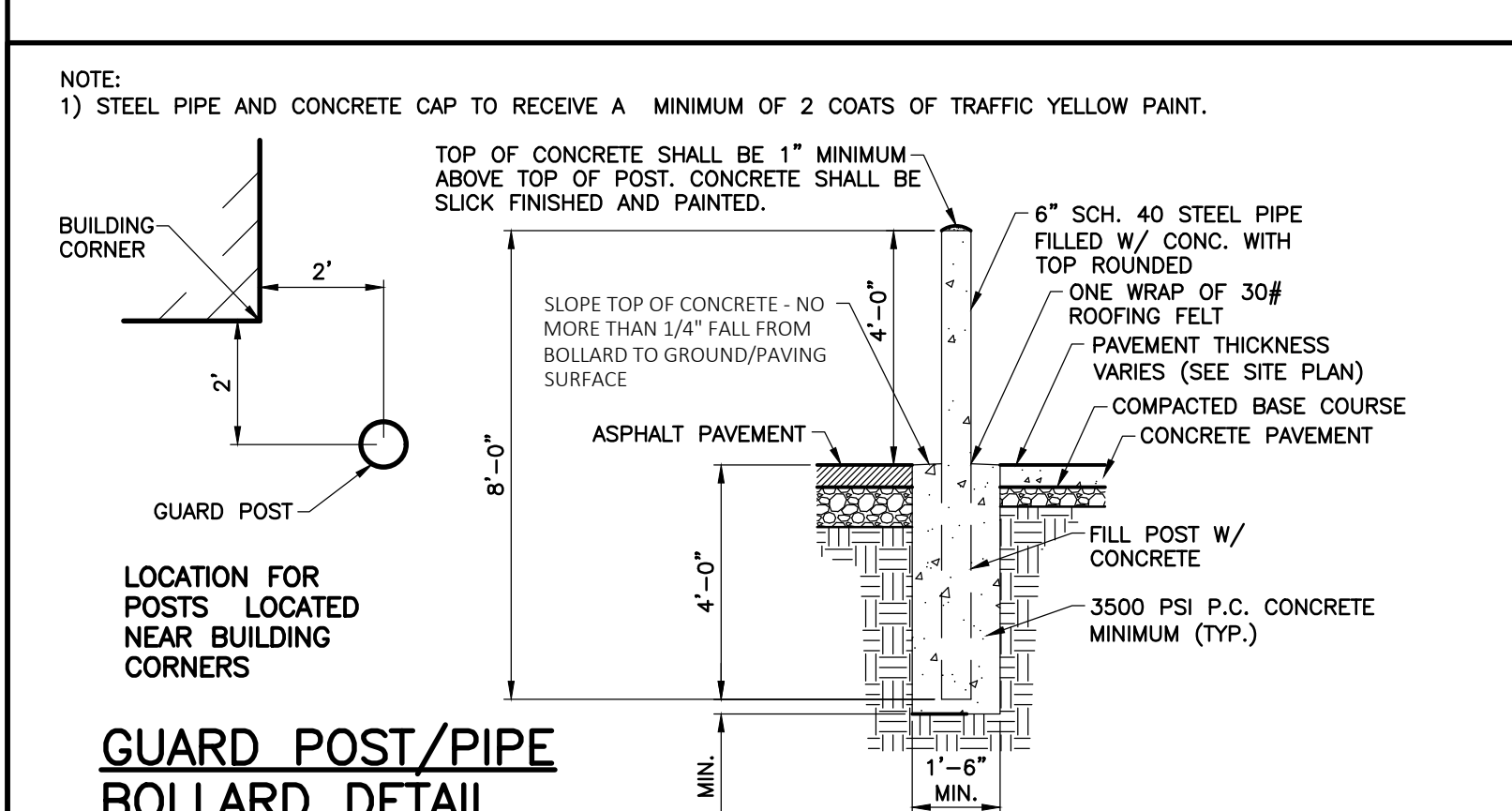
CONSTRUCTION JOINT



JOINT DETAIL BLOW-UP (TYP.)
NO SCALE

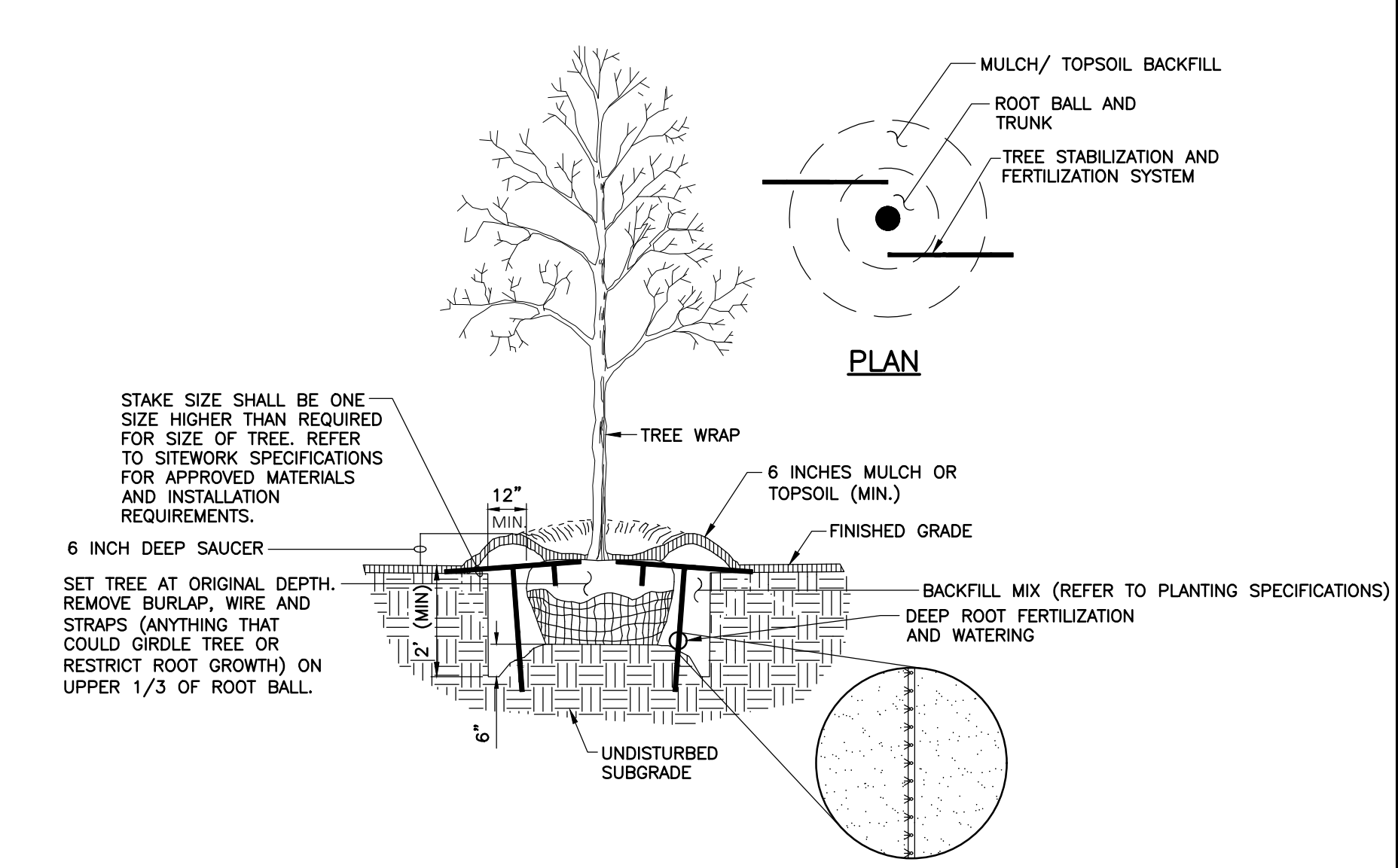
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

CONCRETE JOINT DETAILS
NO SCALE



GUARD POST/PIPE BOLLARD DETAIL
NO SCALE

NOTE:
1) STEEL PIPE AND CONCRETE CAP TO RECEIVE A MINIMUM OF 2 COATS OF TRAFFIC YELLOW PAINT.



TREE PLANTING/STABILIZATION DETAIL
NO SCALE

NOTES:
1. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOT BALL.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
3. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
4. BRANCHING HEIGHT TO A.N. STANDARDS

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS	
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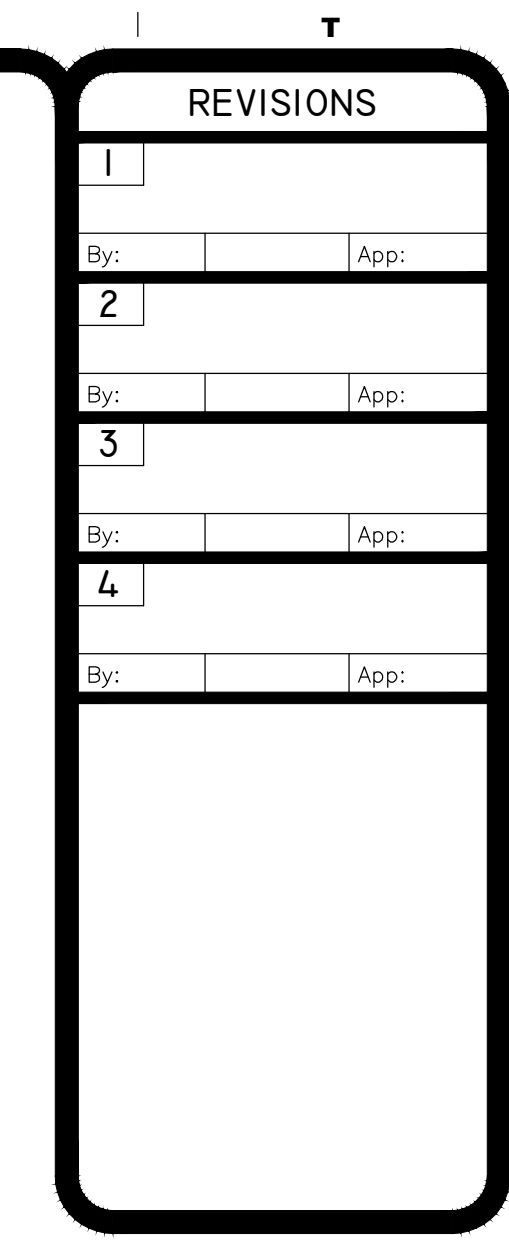
TELEPHONE: (360) 239-4751
BFA Engineering & Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET

FOR CITY REVIEW
Rick C. Roling, P.E. #19049
Registered Professional Engineer for BFA, Inc.
02/08/22

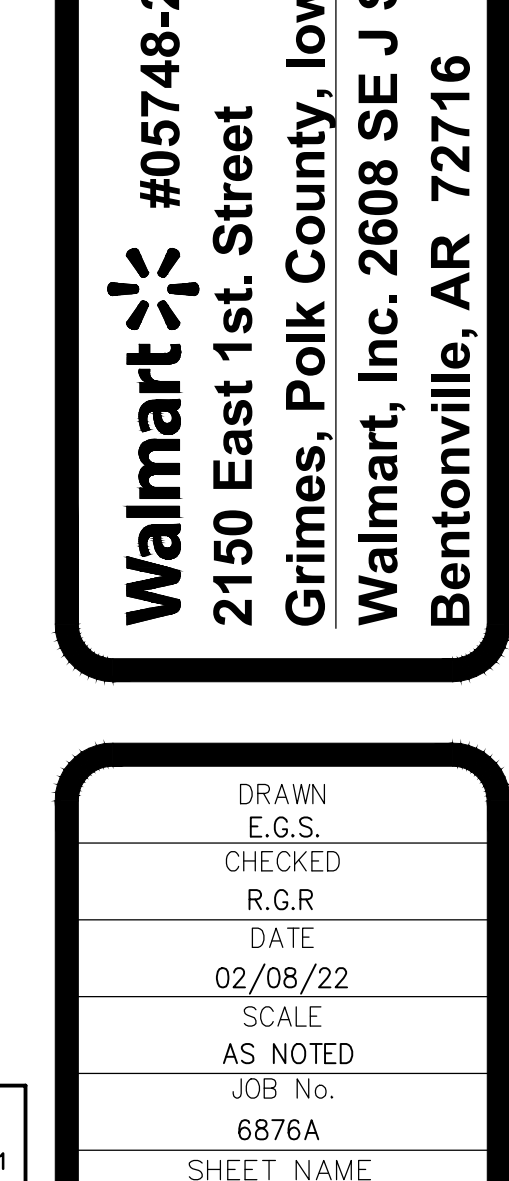
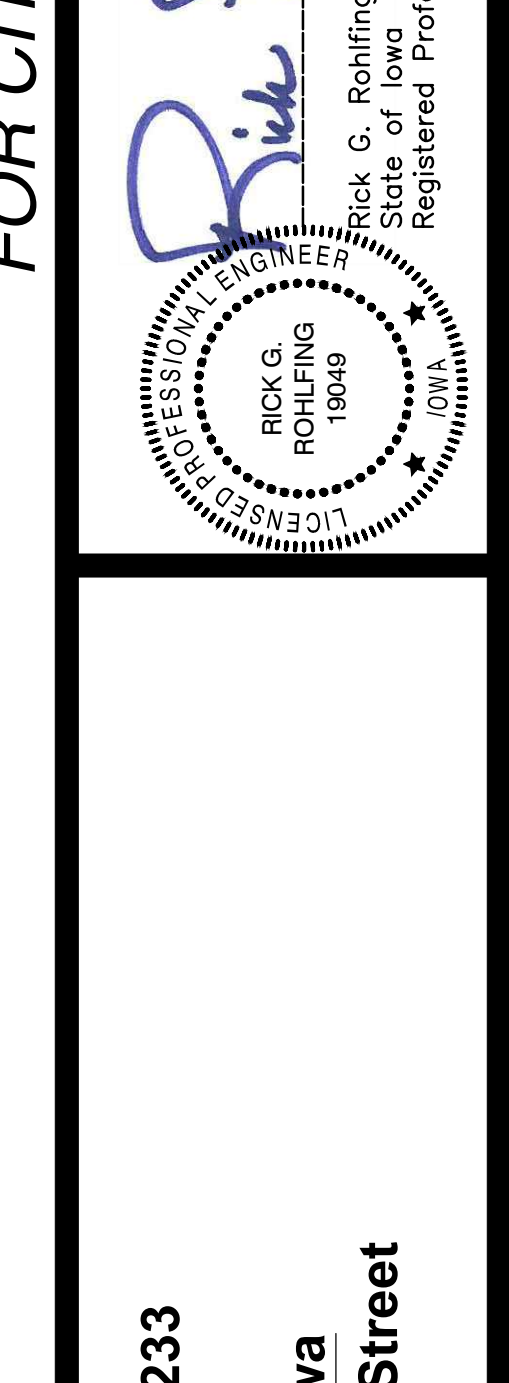
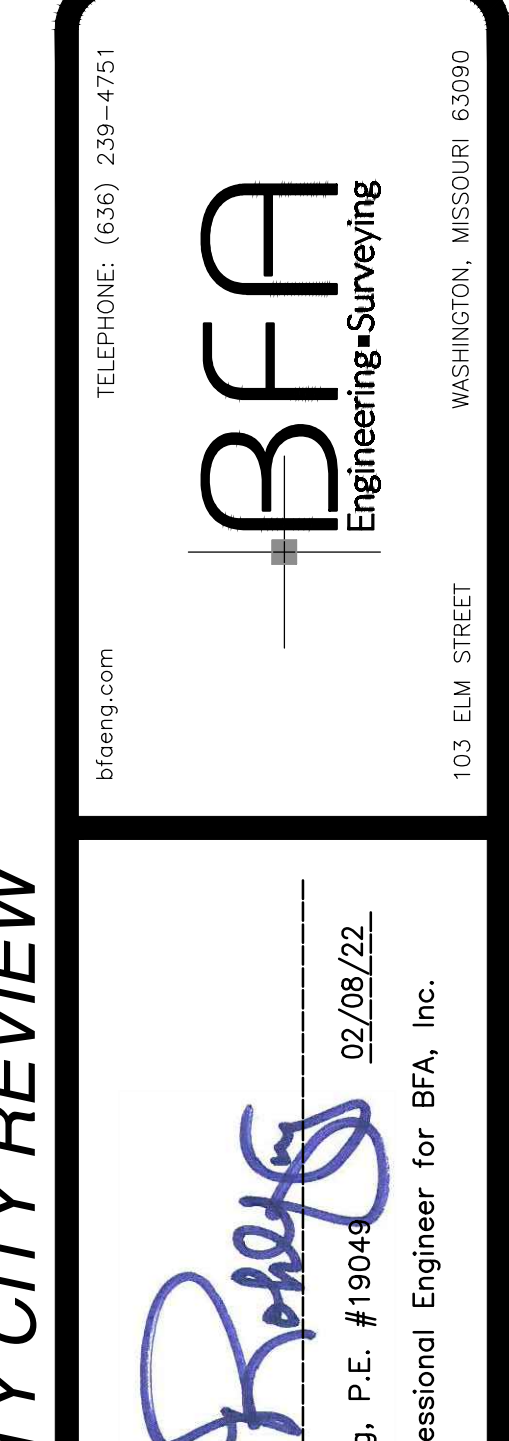
Walmart #05748-233
2150 East 1st. Street
Grimes, Polk County, Iowa
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN
E.G.S.
CHECKED
R.G.R.
DATE
02/08/22
SCALE
AS NOTED
JOB No.
6876A
SHEET NAME
DETAIL SHEET 2

DTL-2



11





*Creative Solutions
Meaningful Places*

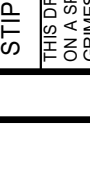
**HARRISON FRENCH
& ASSOCIATES, LTD**

t. 479.273.7780

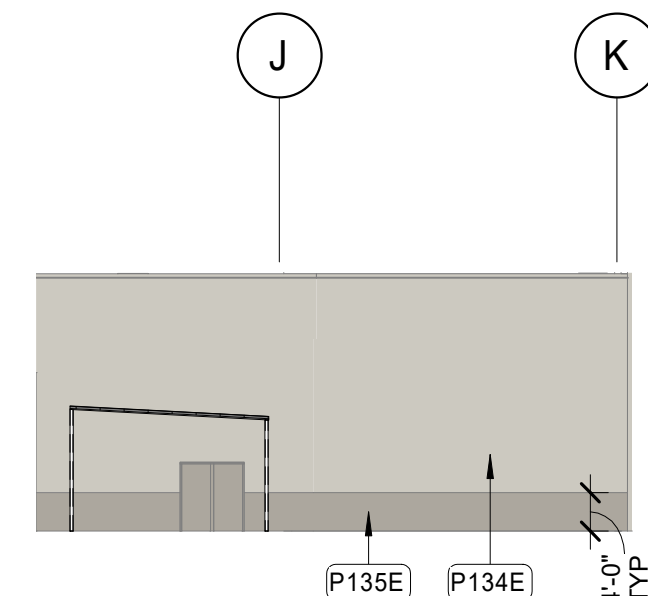
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-az.com

STIPULATION FOR REUSE

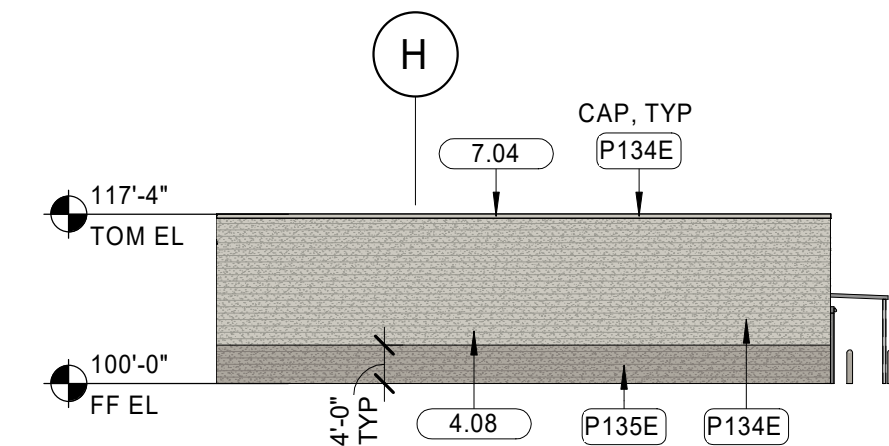
THIS DOCUMENT IS PROVIDED FOR USE
ON A SPECIFIC SITE AT
THE DISCRETION OF THE
CONTRACTOR. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
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THE WRITTEN PERMISSION OF THE
OWNER. ANY REUSE OF THIS
DOCUMENT FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
PERMISSION OF THE OWNER IS
STRICTLY PROHIBITED.



1501 PROTO SC



8 PICKUP DOOR ELEVATION



6 PICKUP LEFT ELEVATION
1" = 20'-0"



EXTERIOR
ELEVATIONS

SHEET:
A2



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

3600 SE Miehe Drive – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for a 8,092 square foot multiuse commercial building located at 3600 SE Miehe Drive. The property is located within the M-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Final Plat - 1998

BOARD/COMMISSION ACTION(S):

Recommendation for Approval – Planning and Zoning, 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for 3600 SE Miehe Drive subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: 3600 SE Miehe Dr – Site Plan

GENERAL INFORMATION:

Applicant:

Pelds Design Services

Requested Action

Site Plan

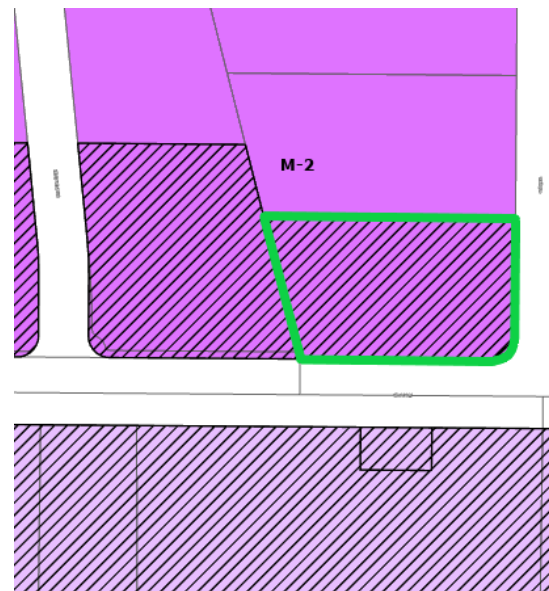
Location

3600 SE Miehe Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 2	M-2
North	Light Industrial	Mixed Use 2	M-2
South	Institutional/Public Facilities	Public Facilities/Civic	M-1A
East	Light Industrial	Light Industrial	M-2
West	Light Industrial	Greenway	M-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 8,092 square foot multiuse commercial building located at 3600 SE Miehle Drive. The property is located within the M-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:*Building/Elevations: Building/Elevations:*

The façade is proposed to be constructed with stone, smooth and textured fiber cement panels, and fiber cement LAP siding. The building will provide the required glazing across 40% of the façade length eye level across the facades facing the public streets. The dumpster enclosure will be constructed of stone and metal-framed gates with fiber cement planks to match the building.

As the building is not 100% masonry, a 4/5th's vote by Council is required to include additional materials such as fiber cement and LAP siding. Staff has reviewed the request, and feels that the proposed materials are high-quality and that the building incorporates a large amount of glazing and architectural variation.

Site Layout:

The site will be accessed from a driveway off of SE Miehle Drive. Pedestrian connectivity be provided along SE Miehle Drive. The trail along SE 37th Street will be constructed with future improvements to SE 37th Street. Once completed, the applicant will construct a future sidewalk connection from the trail north into the site to connect to the sidewalk in front of the building. To accommodate future improvements to SE 37th Street, 10' of right-of-way will be dedicated to the City on the south side of the site.

The west side of the site is located within the floodplain. However, the building and paving will be constructed outside of the floodplain boundary. Only utilities are proposed to be constructed within the floodplain. The City has issued the appropriate floodplain permit for the improvements.

An outdoor patio area is proposed on the west side of the building.

Pole lighting is proposed within the parking lot as well as wall sconces on the north and east sides of the building. No colored or flashing/changing lights are proposed.

Parking:

The site provides more than the required number of parking spaces for the site and provides two spaces above the maximum permitted parking spaces. However, the site provides additional open space onsite to offset the additional parking spaces. A total of 63 spaces are proposed onsite.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Plantings will be provided along SE Mieke Dr and SE 37th Street, along the building foundation. Staff has asked for the trees along SE 37th Street be shifted north outside of the right-of-way and sanitary sewer easement and to add plantings around the transformer to shield it from the right-of-way.

Utilities:

A 6" sanitary sewer service will connect to the existing gravity main on the west side of the site. A grease interceptor is not proposed be installed. If a restaurant is proposed in the future, a grease interceptor will be provided with the tenant building permit.

Water will connect to the existing 8" water main on the east side of the lot. The building will be fitted with a fire suppression system and therefore the appropriate FDC and hydrant locations will need to be provided.

Detention is handled within the underground detention basin located under the parking lot and will outlet to the creek to the west.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 3600 SE Mieke Drive subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~August 4, 2021~~

~~February 2, 2022~~

~~February 17, 2022~~

February 24, 2022

Pelds Design Services

Attn: Nick Day

2323 Dixon Street

Des Moines, IA 50316

RE: 3600 SE Miehe Drive Site Plan

Dear Mr. Day:

The Development Services Department is in receipt of a proposed Site Plan for 3600 SE Miehe Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Add City standards notes.~~
- ~~2. Label the floodplain boundary on all sheets. Study of Zone A will be required if the building is proposed within the floodplain.~~
- ~~3. Floodplain permit is required for work within the floodplain. Staff will provide signed application. Signed application provided.~~
- ~~4. Provide 10' of ROW along 37th St so there is 60' of ROW from centerline. The City will need the ROW for improvements to 37th St.~~
- ~~5. Move the building out of the storm/sanitary easement.~~

Sheet C1:

- ~~1. Address is 3600 SE Miehe Dr. Please revise.~~
- ~~2. Provide construction schedule. Please provide.~~
- ~~3. Add Transportation Corridor Mixed Use Development Overlay to the zoning.~~

- ~~4. Please change the US Water contact to Nick Deardorf. ndeardorff@uswatercorp.net (515)822-4501.~~
- ~~5. Please verify what the use of the building is going to be. On sheet C1, it calls out the use as "mix-use Restaurant & Salon" but on C4 is call out the spaces as "Hair Salon and Real Estate Office". Change to flex retail.~~

Sheet C2:

- ~~1. Sanitary Service Notes — Commercial properties are required to have at minimal a 6" service. Please remove note about 4" service.~~

Sheet C3:

- ~~1. Show existing force main with sanitary sewer. Show both sanitary sewers within the easement, gravity and force main and label which is gravity/force. The sanitary service cannot connect to the force main. A map is provided showing the sanitary locations.~~
- ~~2. Label existing utilities sizes.~~

Sheet C4:

- ~~1. Label future 5' sidewalk along SE Mische Dr.~~
2. Rather than install trail along 37th St, please provide cost of the trail to the City to be used for future installation by the City. **Please provide fee prior to CO.**
3. Provide future sidewalk connection from building to the public sidewalk/trail. The future connection cannot be shown through the parking lot. The parking spaces are required for the site and cannot be removed in the future to construct the sidewalk. **Add note to install sidewalk with once trail is completed.**
- ~~4. Provide 10' parking setback from SE Mische.~~
- ~~5. Are parking lot lights proposed? If so, show locations and provide lighting cut sheets and photometric plan. Staff would recommend lights if businesses are open past 5pm. Please provide lighting cut sheets and pole heights.~~
- ~~6. Label transformer location.~~
- ~~7. Add 8" PCC in drive approach to ROW.~~

- ~~8. Label fence location. Why is there fencing proposed along the ROW? Please remove.~~

Sheet C5:

1. Label slope and cross slope of ADA parking spaces and ramps. Provide blown up detail to show all grades and slopes, including the ramp. **Label cross slope of sidewalk in front of the ADA parking. Revise label shown as “???”.**
- ~~2. Provide perimeter sediment controls.~~
- ~~3. Provide a quantities tab showing stabilization, sediment controls, concrete washout, stabilized construction entrance, inlet protection devices, and rolled erosion control.~~
- ~~4. Relocate the topsoil stockpile on the site plan. Current location is in the surface water flowage easement. Do not place stockpile in any drainage easements.~~
- ~~5. Inlet protection is recommended.~~
- ~~6. Provide missing grade at the NE corner of the ADA parking. Currently labeled as ???.~~

Sheet C6:

- ~~1. Label hydrant locations and label the 150’ linear coverage routes along the path of travel of the fire truck (around parking islands and parking stalls). Hydrant coverage needed on north side of building (move hydrant shown on plans to north island in parking lot).~~
- ~~2. The building will need to have a fire sprinkler system. Label the water service size.~~
- ~~3. Label the FDC location. Will need to be within 100’ of a hydrant. FDC should be placed in front of the accessible parking access aisle or on the NE corner of the building.~~
- ~~4. Label know box location.~~
- ~~5. Provide grease interceptor if restaurant is proposed.~~
- ~~6. Verify there is no existing sanitary service stub, if not available utilize Romac Saddle for connection on 37th St. main. Add a note to the plans to check for existing sanitary stub.~~
- ~~7. Provide sanitary sewer length and grade. Label grade.~~

- ~~8. Water main connection to be made with tapping sleeve and valve. Please label.~~
- ~~9. Separate domestic and fire water lines 5' outside of building and provide a curb stop and valve. Label the size of the fire and domestic.~~
- ~~10. Label all utility sizes. Please label existing utility sizes.~~
- ~~11. Verify proposed storm outlet does not obstruct existing drainage from ditch. May need to be pulled back toward the east away from the culvert.~~
- ~~12. Move the underground detention out of the sanitary sewer easement. Please label sanitary easement location on the plans.~~
- ~~13. What is the purpose and width of the proposed easements at the SW corner of the site?~~
- ~~14. Provide rip rap at STM 1 to prevent erosion at the discharge of the pipe.~~

Sheet C7:

- ~~1. Label transformer location and provide evergreen landscape screening to shield transformer from the ROW.~~
2. Provide 1 overstory tree per 40 along the ROW. With the ROW dedication, the landscaping along SE 37th St will be too close to the sanitary sewer. Please move the plantings outside of the sanitary easement. Please move shrubs north of the easement to keep the plants out of the ROW. **Apologies. I meant to include the trees as well. Please move trees out of the sanitary easement and ROW.**
- ~~3. Provide plants along the front of the building.~~
- ~~4. Provide berm or hedge along the ROW.~~
- ~~5. If FDC is placed across from the ADA parking access aisle, please remove shrubs in front of the FDC.~~
- ~~6. In response to your email regarding conflicts with trees and light poles in the parking islands, shrubs would be acceptable in the north island. Please keep 5' clearance around the fire hydrant. On the southern island, is it possible to shift the light pole to one side and plant a tree on the other?~~
7. **Please provide evergreen landscaping on the south and west side of the transformer to shield it from the ROW.**

Architecture:

1. ~~Provide lighting cut sheets. Label locations on the building.~~
2. ~~Is any colored lighting proposed? Will the lights change colors? Please provide details for all proposed lighting. Changes in lighting may be required to return to P&Z/Council for approval.~~
3. ~~Provide dumpster enclosure detail.~~
4. ~~Label building material types, colors, and percentages. Please break down the material percentages. A minimum of 25% of the building is required to be masonry/primary material. The LP siding would not be considered primary material but can still be used on the building.~~
5. ~~Buildings with less than 100% masonry require 4/5 vote of approval by Council.~~
6. ~~Provide glazing calculation. A minimum of 40% of the length of the building at eye level is required to be glazed.~~
7. ~~Label the height of the building.~~
8. ~~Roof mounted units are required to be screened from the ROW.~~
9. ~~On the west elevation, please continue the stone and smooth fiber cement panel across the elevation to dress it up. This elevation will be very visible from SE 37th St.~~

Stormwater Pollution Prevention Plan (SWPPP)

1. ~~Provide SWPPP. Please provide.~~
2. In construction schedule Final Stabilization and Landscaping- Be sure contractor keeps perimeter controls in place until project reaches 70% vegetative growth over 100% of the site to be sure sediments do not enter the waterway
3. Include updated BMP map and be sure to keep SWPPP updated as construction drawings are updated.

4. Section 2 Erosion and Sediment Controls sections A and B– Adjust inspection requirements as stormwater inspections after rain events are no longer required by GP2
5. Section 2.B.5.c Dewatering- Recommending changing bullet points to “Plan indicates discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls.” From General Permit No. 2
6. Contractor certifications need signed
7. Public Notice- Refer to General Permit No. 2 Part II.C.3 “PUBLIC NOTIFICATION A demonstration that the public notice specified in Iowa Administrative Code 567--64.6(1)"c"(1) was published at least one day, in one newspaper with the largest circulation in the area in which the facility is located or the activity will occur.”
8. Section 3.C(second C that should be renamed D) Materials Management 3.d Concrete Wastes- Add contain washout water and solids in a leak proof container so the material does not reach the soil surface and migrate into surface waters or the ground water
9. Include IDNR Letter of Authorization

Stormwater Management Plan (SWMP)

- ~~1. Provide WQv calculation.~~
- ~~2. Table 2: Double check release rates for detention basin and site total for storm events 25-100.~~
- ~~3. Pond Report: Where are orifices 1-3 located?~~
- ~~4. Appendix E: DA 1 is missing.~~
- ~~5. Change address on cover sheet and within the document.~~
- ~~6. Update license renewal date.~~
- ~~7. Drainage Maps: Provide Areas and CN values.~~
- ~~8. Provide signed report when completed.~~

Plans:

- ~~1. Provide details on underground storage detention, including typical cross section.~~
- ~~2. C6: What is the depth of the sanitary sewer at the crossing with the 12" storm sewer?~~
- ~~3. Provide temporary erosion protection at FES.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~August 9, 2021~~
 ~~February 8, 2022~~
 February 23, 2022
 (1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: March 1, 2022 at 5:30

COUNCIL MEETING: March 22, 2022 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE ADDRESS
3600 SE MIEHE DR
GRIMES, IOWA 50111

SITE USE
MULTI USE COMMERCIAL BUILDING

ZONING
EXISTING: M-2 LIGHT INDUSTRIAL W/ TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY
PROPOSED: M-2 LIGHT INDUSTRIAL W/ TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY

ADJACENT ZONING:
NORTH: M-2
EAST: M-22
SOUTH: M-1A
WEST: M-2

SETBACKS
FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET

BUILDINGS
EXISTING: NA
PROPOSED: 88' x 106' - 8,169 SQ.FT.
MAX HEIGHT: 45FT OR 3 STORIES

BUILDING USES
MULTI-USE - FLEX RETAIL & HAIR SALON

PAVING
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
CURB: 6" TALL STANDARD CURB
SIDEWALK: 4" THICK P.C.C

**6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

SITE AREA
1.43 ACRES (62,295 SQ.FT.)

OPEN SPACE
EXISTING: 100% (62,295 SQ.FT.)
REQUIRED: 10% (6,230 SQ.FT.)
PROPOSED: 44% (27,614 SQ.FT.)

IMPERVIOUS SPACE
EXISTING: 0% (0 SQ.FT.)
PROPOSED: 56% (34,681 SQ.FT.)

PARKING
REQUIRED: 40 SPACES (FLEX RETAIL: 6 PER 1000 SQFT GFA + SALON: 4 PER 1000 SQFT GFA)
PROPOSED: 63 SPACES (INCLUDING 3 HANDICAP PARKING STALLS)

SIGN
PROPOSED FREESTANDING SIGN AT NE CORNER OF SITE, NORTH OF SITE ACCESS

DISTURBED AREAS
ESTIMATED: 43,982 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0167F. THE SITE IS LOCATED IN ZONE X, WHICH IS DESCRIBED AS AN AREA OF MINIMAL FLOOD HAZARD, AND ALSO IN ZONE A, WHICH IS DESCRIBED AS A FLOOD ZONE WITHOUT A BASE FLOOD ELEVATION.

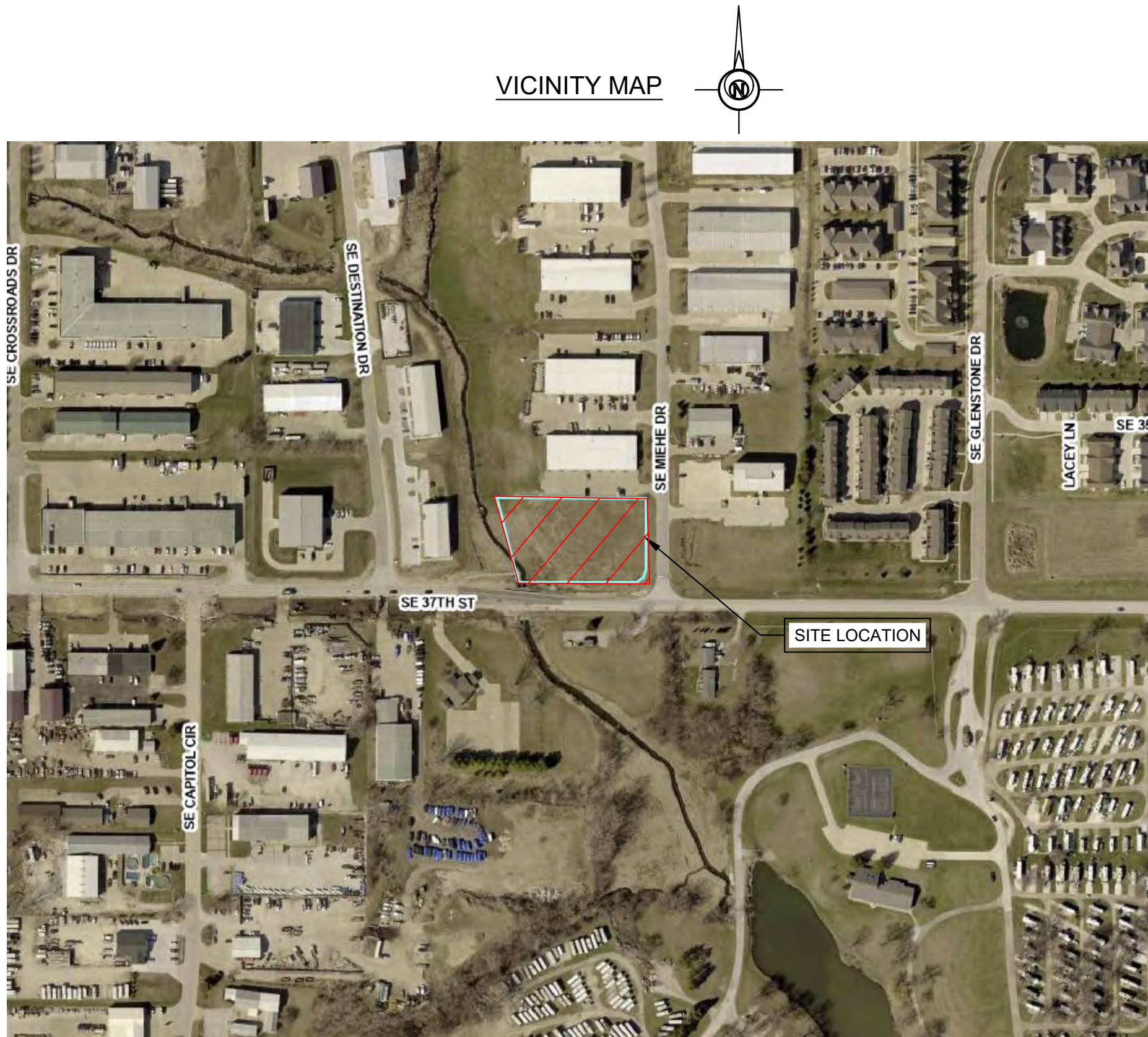
FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

ESTIMATED CONSTRUCTION SCHEDULE
SITE WORK 4/11/2022 - 5/20/2022
FRAMING 5/20/2022 - 7/8/2022
MECHANICAL 6/27/2022 - 7/28/2022
PRE-FINISH 7/12/2022 - 8/12/2022
FINISH WORK 8/11/2022 - 9/9/2022
FINAL FINISH 9/12/2022 - 9/30/2022
COMPLETION 9/26/2022 - 9/30/2022

SEE PUBLISHED SCHEDULE FOR FURTHER DETAILS

SITE IMPROVEMENTS FOR PLATINUM DEVELOPMENT 3600 SE MIEHE DR GRIMES, IOWA

VICINITY MAP



SHEET INDEX

- C1 - COVER SHEET
- C2 - NOTE SHEET
- C3 - TOPO SHEET
- C4 - SITE SHEET
- C5 - GRADING SHEET
- C6 - UTILITY SHEET
- C7 - LANDSCAPING SHEET
- C8 - DETAIL SHEET

IOWA ONECALL CONTACT LIST:

DESIGN TICKET # 552100940

(M52G) MIDAMER-GAS Contact Name : Craig Ranfield Contact Phone: 5152528632 Contact Email: MECDSDMDesignLocates@midamerican.com	(INS) AUREON NETWORK SERVICES Contact Name : Jeff Klocko Contact Phone: 5158300445 Contact Email: jklocko@areon.com	(T15) MEDIACOM COMMUNICATIONS CORP Contact Name : Paul May Contact Phone: 5152462252 Contact Email: pmay@mediacomcc.com
(CTLIA01) CENTURYLINK Contact Name : Tom Sturmer Contact Phone: 3034339927 Contact Email: thomas.sturmer@centurylink.com	(M52E) MIDAMER-ELEC Contact Name : Craig Ranfield Contact Phone: 5152528632 Contact Email: MECDSDMDesignLocates@midamerican.com	(UPN) UNITE PRIVATE NETWORKS, LLC Contact Name : Joe Kilzer Contact Phone: 8164253556 Contact Email: jkilzer@unitefiber.com
(ENV) CONSOLIDATED COMMUNICATIONS Contact Name : Justin Grev Contact Phone: 5073863658 Contact Email: Justin.grev@consolidated.com	(M57E) MIDAMER-ELEC Contact Name : JAMIE NEER Contact Phone: 5153528972 Contact Email: MECDSDMDESIGNLOCATES@MIDAMERICAN.COM	(WDC) WATER DEVELOPMENT COMPANY Contact Name : Tom W Thorpe Contact Phone: 5152892345 Contact Email: tom@thorpewater.com
(GRM) GRIMES, CITY OF Contact Name : Nick Deardorf Contact Phone: 5159224501 Contact Email: ndeardorff@uswatercorp.net	(PNL) BLACK HILLS ENERGY GRIMES Contact Name : Chuck Woods Contact Phone: 5153432037 Contact Email: chuck.woods@blackhillsincorp.com	

LEGAL DESCRIPTION:

LOT 9 OF WESTERN PLAINS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, AS RECORDER IN BOOK:18300 PAGE:529 OF THE OFFICE OF THE POLK COUNTY RECORDER, EXCEPT THE SOUTH 10.00 FEET OF SAID LOT 9.

CITY OF GRIMES STANDAR NOTES FOR SITE PLANS

1. General Notes:

- All work shall be done in accordance with the current version of the Iowa Statewide Urban Design and Specifications for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
- A preconstruction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact City of Grimes Engineering Dept. (515.986.4050).
- All permits (IDNR, SWP, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
- The Developer and/or Contractor shall be responsible to provide the City of Grimes with Record Drawings of all improvements as per City standard procedures.
- Typical Building Service Layout to reflect the City's service order from Left to right facing the lot. Sanitary, Water, Sump
- A Knox box is required by the fire department and shall be obtained at Knoxbox.com.
- All site lighting shall not spill onto adjacent properties or right-of-ways.
- Provide a 4-year maintenance bond for all public improvements

2. Sanitary Sewer Notes:

- The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
- Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
- Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
- All sanitary sewer manholes shall have steps.
- All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
- All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
- Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

3. Water Main Notes:

- All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2" bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
- All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
- A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
- All valves shall be resilient wedge gate valves.
- Water service shall be 1-inch residential, 2" Commercial minimum type K copper.
- Proposed Water Main shall be pressure tested and chlorinated by the Developer. The filling of the water main shall be done by the City of Grimes. The Bacteria test and submittal of test to lab shall be done by the Developer and results provided to the City of Grimes Engineering Dept. and by FAX to US Water at 515-986-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test.
- All watermain fittings to be restrained joint, Mega-lug or approved equal.

4. Storm Sewer Notes:

- All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
- All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
- The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all tiles.
- Storm Sewer cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
- Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

5. Signage Notes:

- All signage shall be supplied and installed by the Developer.
- All sign posts shall be Telespar 2"x2" square tube galvanized steel (14-gauge min.) with 7/16" knock-out style perforations that are pre-punched.

DEVELOPER

PLATINUM DEVELOPMENT
3035 99TH ST
URBANDALE, IOWA 50322
PROJECT CONTACT: CHRIS DAWSON
PHONE: 515.210.7515
EMAIL: CHRIS@PLATINUMDEVE.COM

ENGINEER/ LAND SURVEYOR

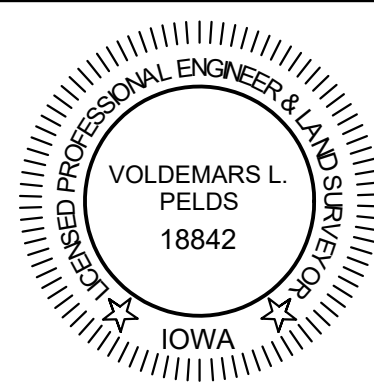
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

CITY CONTACT

CITY OF GRIMES
410 SE MAIN ST STE 102
GRIMES, IOWA 50111
PROJECT CONTACT: RACHEL GREVING
PHONE: ----
EMAIL: RGREVING@GRIMESIOWA.GOV

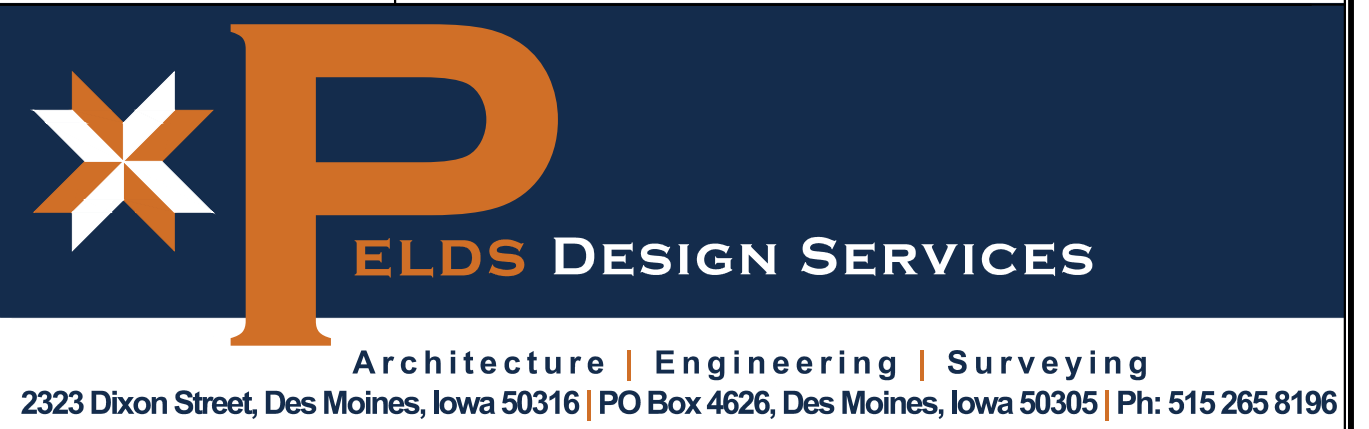
ARCHITECT

NASCENT ARCHITECTURE STUDIO, LLC
6915 MARK TWAIN CT
JOHNSTON, IOWA 50131
PROJECT CONTACT: BRIAN PHILLIPS
PHONE: ----
EMAIL: BPHILLIPS@NASCENTARCH.COM



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C1 - C8



REVISIONS:
01-24-2022 - REVISED SET BASED ON COMMENTS FROM CITY
02-08-2022 - REVISED SET BASED ON COMMENTS FROM CITY

LEGEND:

F.F.	FINISHED FLOOR
+/-	MORE OR LESS
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
CP	CONTROL POINT
OC	CALCULATED CORNER
●	FOUND CORNER

▲	CALCULATED SECTION CORNER
△	FOUND SECTION CORNER
□	PARKING SPACE
—	SIGN
—	STREET LIGHT
—	POWER POLE
—	LIGHT POLE
—	AREA LIGHT
—	ELEC. TRANSFORMER
—	ELEC. METER
—	ELEC. BOX

—	ELEC. MANHOLE
—	ELEC. VAULT
—	GUY ANCHOR
—	TEL. JUNCTION BOX
—	CABLE TV JUNCTION BOX
—	GAS VALVE
—	GAS METER
—	SANITARY SEWER MANHOLE
—	STORM SEWER MANHOLE
—	CLEANOUT
—	DOWNSPOUT

—	SINGLE INTAKE
—	AREA INTAKE
—	THROAT INTAKE
—	FLARED END SECTION
—	VALVE
—	FIRE HYDRANT
—	WATER METER
—	WATER VALVE
—	WATER TEE
— P XX	PROPOSED UTILITY LINE
— E XX	EXISTING UTILITY LINE

—	CATV
—	CABLE TELEVISION
—	FO
—	FIBER OPTIC
—	G
—	GAS LINE
—	OHE
—	OVERHEAD ELEC.
—	OHT
—	OVERHEAD TEL.
—	SAN
—	SANITARY SEWER
—	ST
—	STORM SEWER
—	UGE
—	UNDERGROUND ELEC.
—	UGT
—	UNDERGROUND TEL.
—	W
—	WATER
—	FENCE LINE

TITLE: PLATINUM DEVELOPMENT 3600 SE MIEHE DR GRIMES, IOWA	
REVISIONS: PRELIMINARY	
COPYRIGHT DATE: 5.14.2021	DRAWN BY: N. DAY
SCALE: ---	LATEST REVISION: 02.23.2022
FILE PATH: J:\2021 Projects\21-015 - Site Plan - 3602 Miehe Dr Grimes - Platinum Development\Engineering\Site Plan\Sheet Set	DRAWING NO: 21-015
C1 - Cover Sheet	

GENERAL NOTES

- THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF GRIMES AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF GRIMES.
- THE CONTRACTOR SHALL CONTACT THE CITY OF GRIMES TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN MARCH 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF GRIMES REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF GRIMES STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF GRIMES SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



PELDS Design Services

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TITLE:
**PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA**

BENCHMARK:

REVISIONS:

COPYRIGHT DATE:
5.14.2021

DRAWN BY:
N. DAY

SCALE:

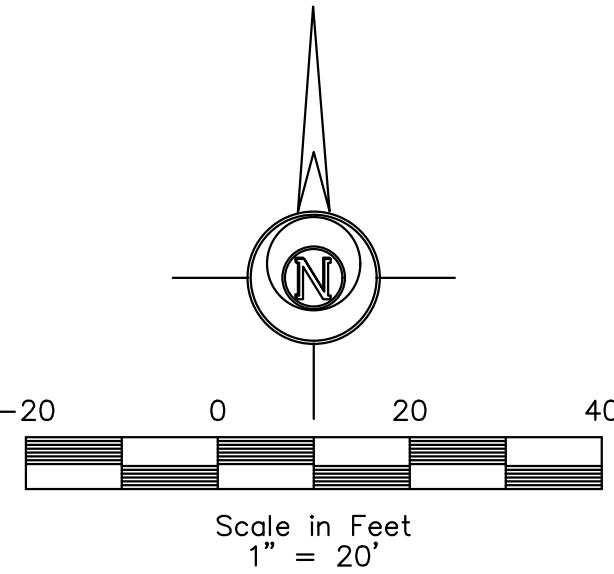
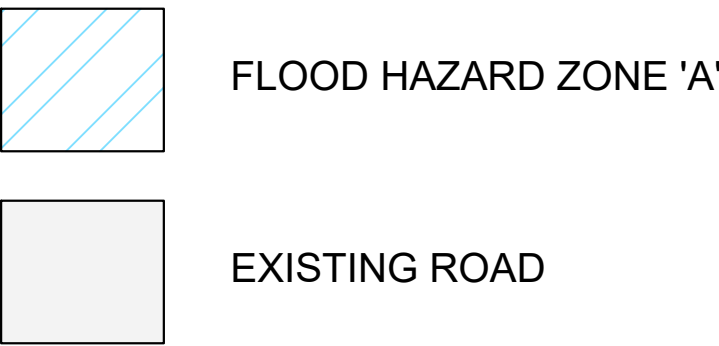
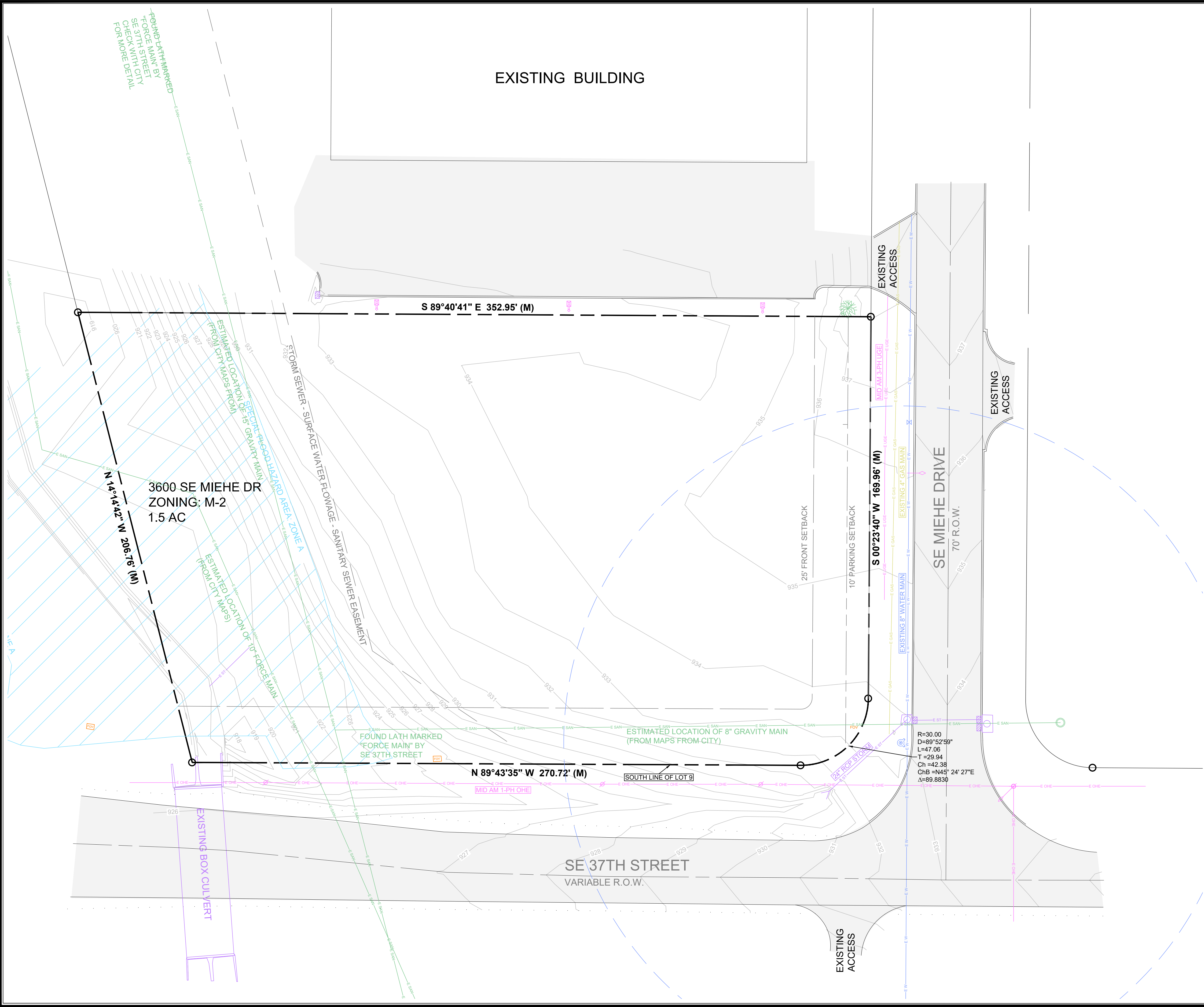
DATE:
02.23.2022

DRAWING NO:
21-015

FILE PATH:
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C2 - Note Sheet

PRELIMINARY



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX— PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX— EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV— CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO— FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS— GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE— OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT— OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS— SANITARY SEWER
⊙	ELEC. BOX	⊙	ST— STORM SEWER
⊙	ELEC. VAULT	⊙	UGE— UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT— UNDERGROUND TEL.
⊙	GAS METER	⊙	W— WATER
⊙	CABLE TV JUNCTION BOX	⊙	⊙— FENCE LINE
⊙	WATER METER		



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TITLE:

PLATINUM DEVELOPMENT

3600 SE MIEHE DR

GRIMES, IOWA

BENCHMARK:

DATE:

5.14.2021

DRAWN BY:

N. DAY

SCALE:

1" = 20'

REVISIONS:

LATEST REVISION:

02.23.2022

DRAWING NO:

21-015

FILE PATH:

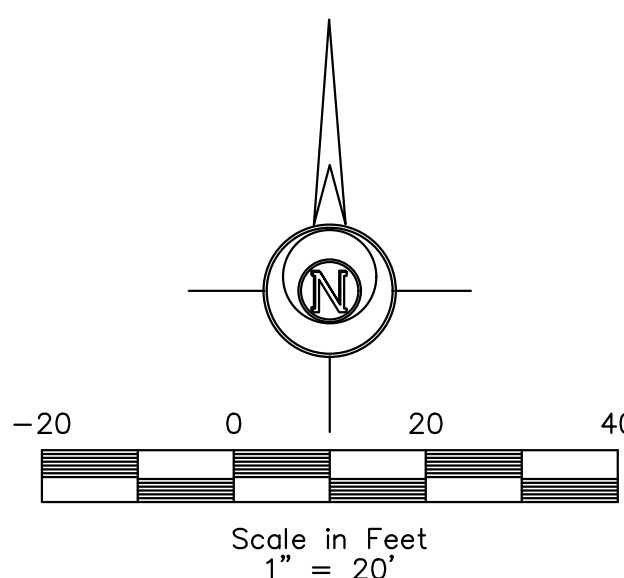
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C3 - Topo Sheet

PRELIMINARY

EXISTING BUILDING

- SEED/SOD AREA
- EXISTING ROAD
- BUILDING
- SIDEWALK
- 6" P.C.C
- 8" P.C.C



- LEGEND:**
- | | | | |
|---------------|------------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/ PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ▲ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX — PROPOSED UTILITY LINE |
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| ⊙ | ELEC. METER | ⊙ | SS — SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST — STORM SEWER |
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| ⊙ | GAS METER | ⊙ | W — WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — FENCE LINE |
| ⊙ | WATER METER | | |

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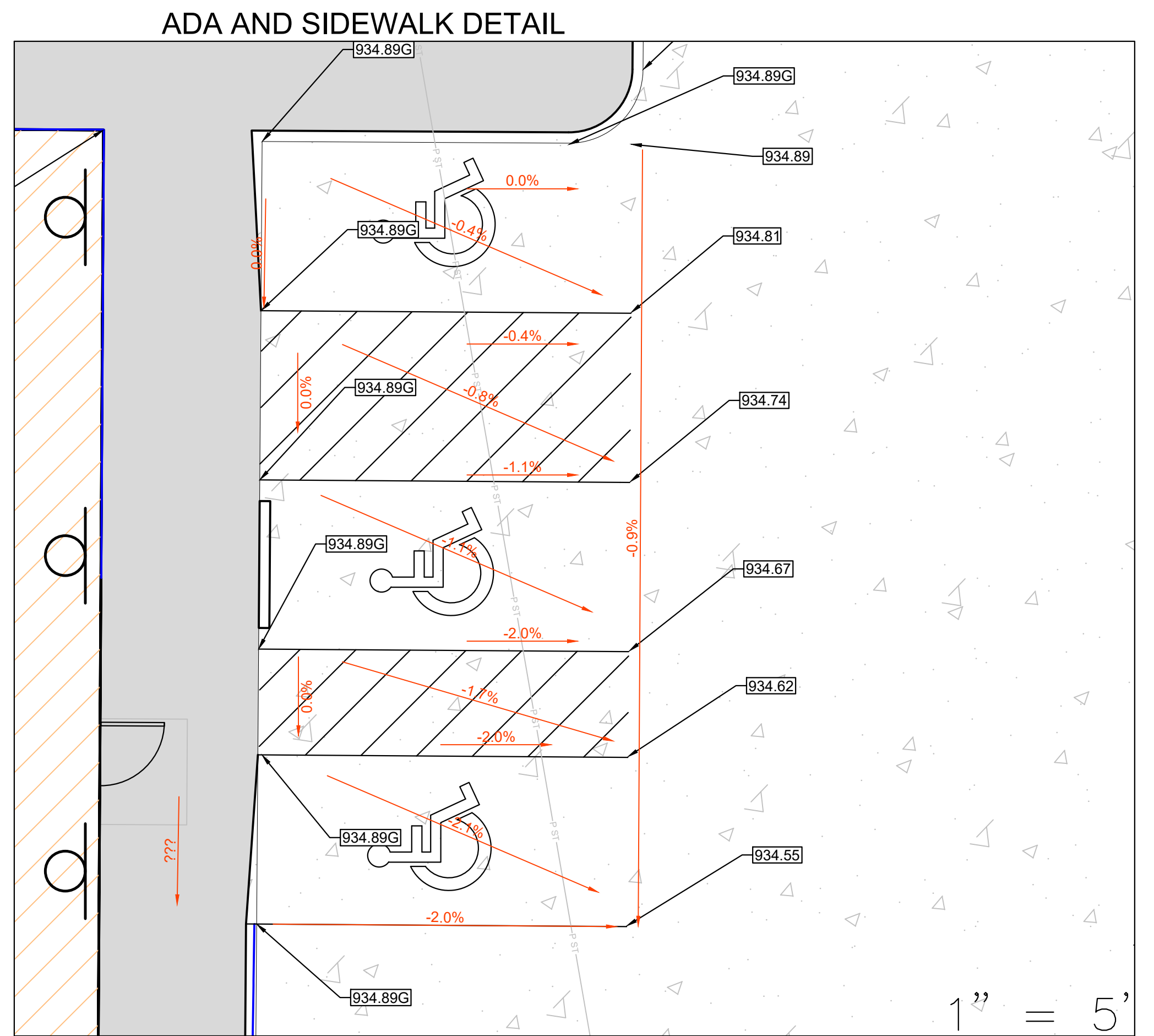
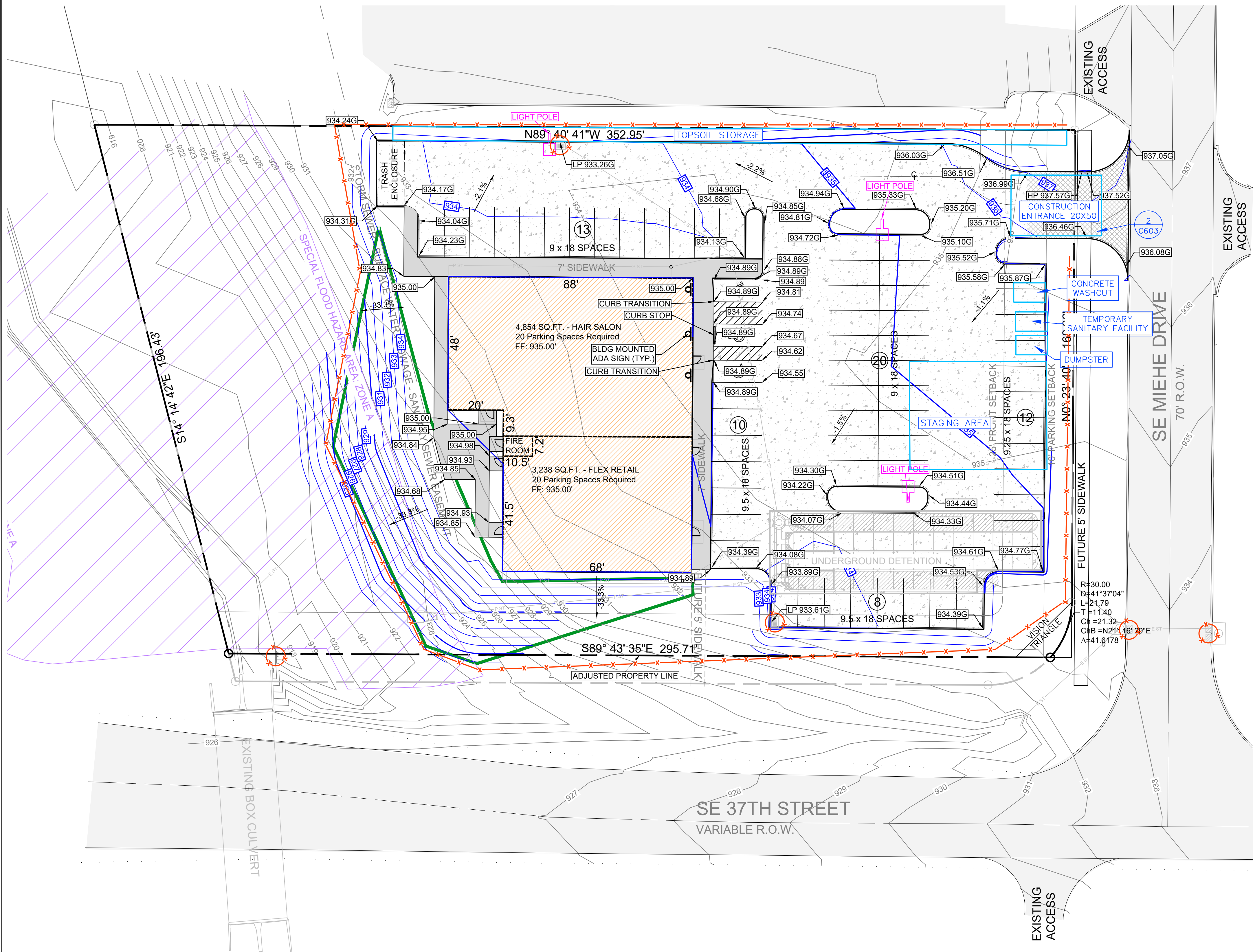
PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

PRELIMINARY

BENCHMARK:		REVISIONS:	
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DRAWING NO:		21-015	
FILE PATH:		C4 - Site Sheet	

\\2021 Projects\21-015 - Site Plan - 3602 Miehe Dr Grimes - Platinum Development\Engineering\Site Plan\Sheet Set

ITEM	QUANTITY	UNITS
STABILIZATION	43,982	SQ.FT.
FILTER SOCK	815	L.F.
CONCRETE WASHOUT	1	EACH
STABILIZED CONSTRUCTION ENTRANCE	1,000	SQ.FT.
INLET PROTECTION DEVICES	2	EACH
ROLLED EROSION CONTROL	5,335	SQ.FT.



- ROLLED EROSION CONTROL
- FILTER SOCK
- EXISTING PAVING
- BUILDING
- SIDEWALK
- 6" P.C.C

LEGEND:

- | | |
|---|---|
| <ul style="list-style-type: none"> +/- F.F. MORE OR LESS FINISHED FLOOR 123.45G GUTTER ELEVATION 123.45TC TOP OF CURB ELEVATION 123.45/ 123.45 EXISTING/ PROPOSED ELEVATION FL FLOWLINE ELEVATION ● CONTROL POINT ○ CALCULATED CORNER ● FOUND CORNER ▲ CALCULATED SECTION CORNER ▲ FOUND SECTION CORNER ▲ PARKING SPACE ▲ SIGN ▲ STREET LIGHT ▲ POWER POLE ▲ LIGHT POLE ▲ AREA LIGHT ▲ GUY ANCHOR ▲ TEL. JUNCTION BOX ▲ ELEC. TRANSFORMER ▲ ELEC. METER ▲ ELEC. BOX ▲ ELEC. VAULT ▲ FIBER OPTIC VAULT ▲ GAS METER ▲ CABLE TV JUNCTION BOX ▲ WATER METER | <ul style="list-style-type: none"> ○ ELEC. MANHOLE ○ SANITARY SEWER MANHOLE ○ STORM SEWER MANHOLE ○ CLEANOUT ○ DOWNSPOUT ○ AREA INTAKE ○ SINGLE INTAKE ○ THROAT INTAKE ○ FLARED END SECTION ○ GAS VALVE ○ FIRE HYDRANT ○ WATER VALVE ○ P XX PROPOSED UTILITY LINE ○ E XX EXISTING UTILITY LINE ○ CATV CABLE TELEVISION ○ FO FIBER OPTIC ○ GAS LINE ○ OHE OVERHEAD ELEC. ○ OHT OVERHEAD TEL. ○ SS SANITARY SEWER ○ ST STORM SEWER ○ UGE UNDERGROUND ELEC. ○ UGT UNDERGROUND TEL. ○ W WATER ○ FENCE LINE |
|---|---|

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PLATINUM DEVELOPMENT

3600 SE MIEHE DR

GRIMES, IOWA

PRELIMINARY

DATE: 5.14.2021

BY: N. DAY

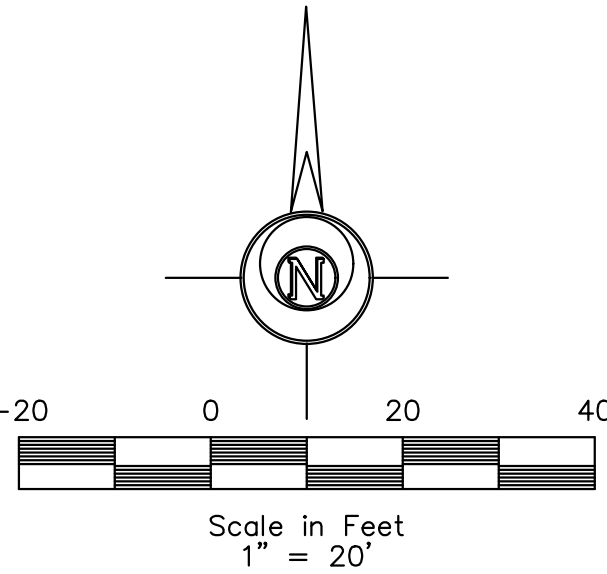
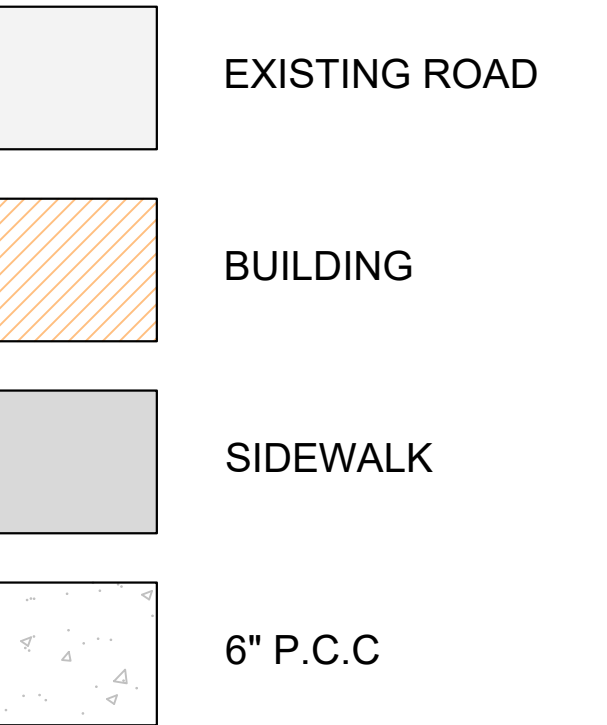
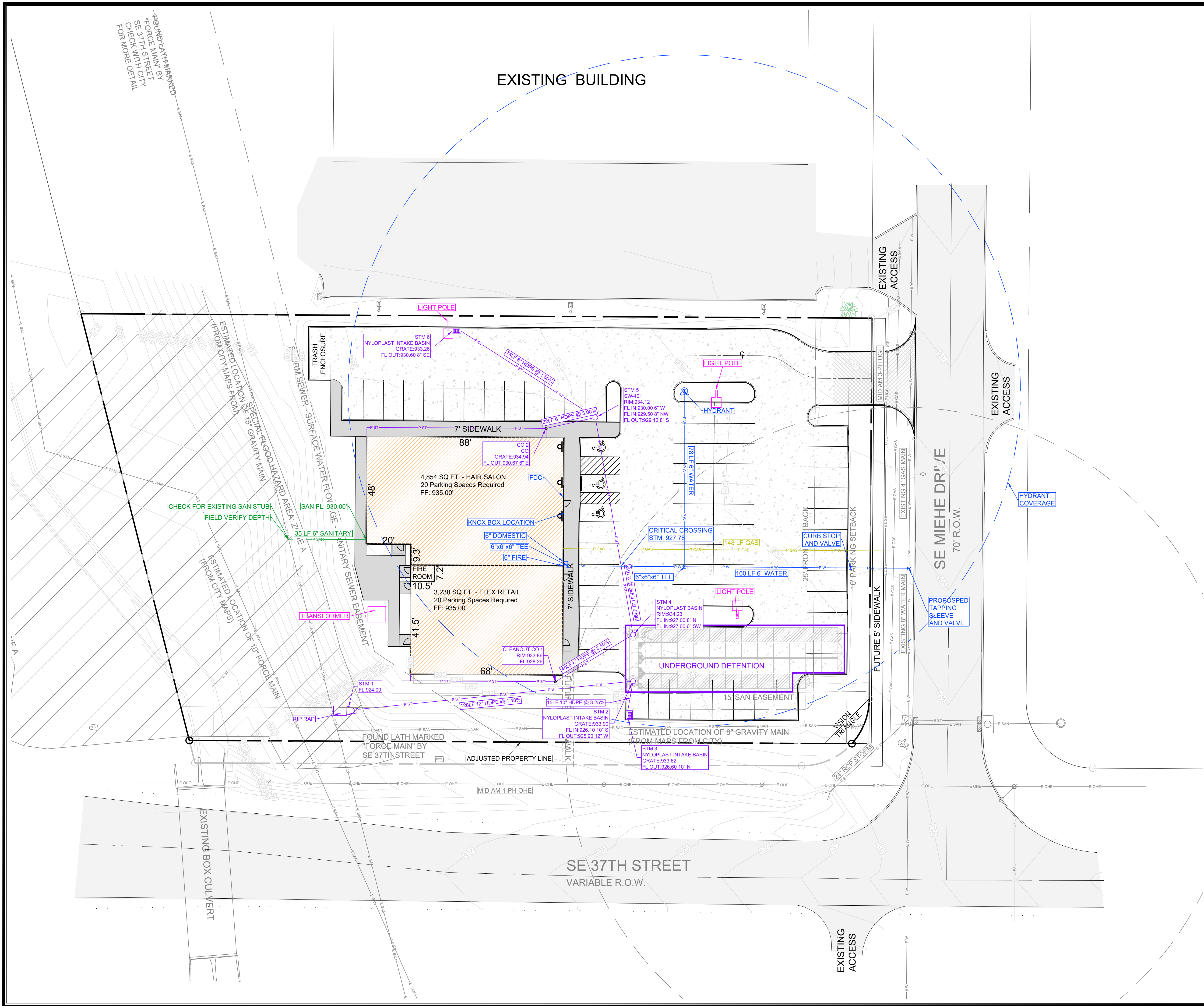
SCALE: 1" = 20'

DATE: 02.23.2022

BY: 21-015

PROJECT: 21-015 - Site Plan - 3600 SE Miehle Dr Grimes - Platinum Development/Engineering/Site Plan/Sheet Set

C5 - Grading Sheet



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
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⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
⊙	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS GAS LINE
⊙	TEL. JUNCTION BOX	⊙	OHE OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS SANITARY SEWER
⊙	ELEC. BOX	⊙	ST STORM SEWER
⊙	ELEC. VAULT	⊙	UGE UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT UNDERGROUND TEL.
⊙	GAS METER	⊙	W WATER
⊙	CABLE TV JUNCTION BOX	⊙	⊙ FENCE LINE
⊙	WATER METER		



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

PRELIMINARY

COPYRIGHT DATE: 5.14.2021

DRAWN BY: N. DAY

SCALE: 1" = 20'

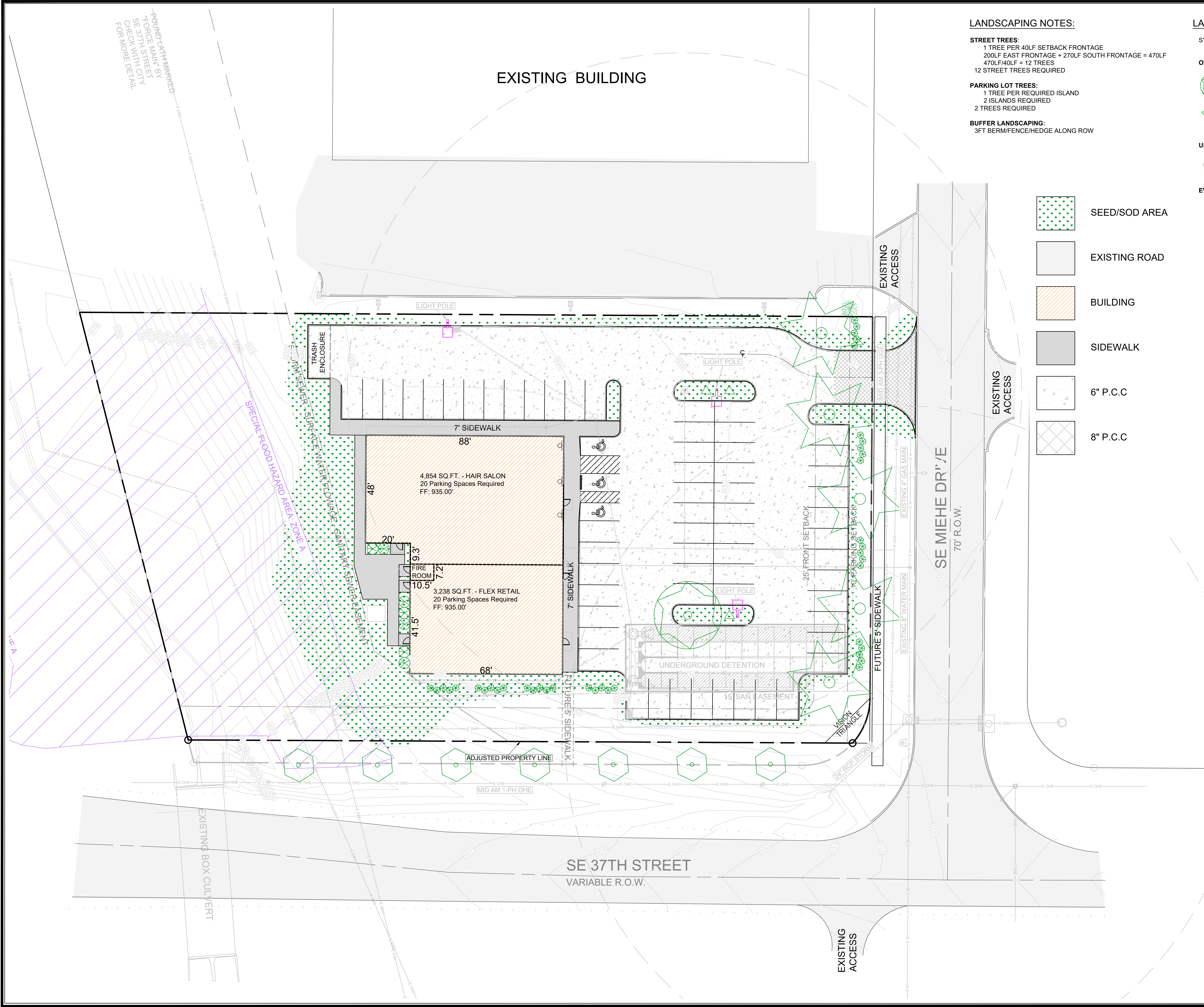
BENCHMARK: 123.45G

REVISIONS: 1

LATEST REVISION: 02.23.2022

DRAWING NO: 21-015

FILE PATH: J:\2021 Projects\21-015 - Site Plan - 3402 Miehe Dr Grimes - Platinum Development\Engineering\Site Plan\Sheet Set
C6 - Utility Sheet



LANDSCAPING NOTES:

STREET TREES:
1 TREE PER 40LF SETBACK FRONTAGE
200LF EAST FRONTAGE + 270LF SOUTH FRONTAGE = 470LF
470LF/40LF = 12 TREES
12 STREET TREES REQUIRED

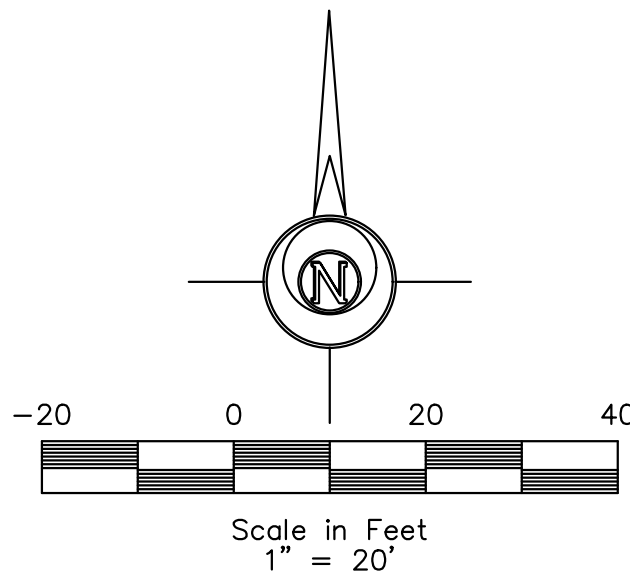
PARKING LOT TREES:
1 TREE PER REQUIRED ISLAND
2 ISLANDS REQUIRED
2 TREES REQUIRED

BUFFER LANDSCAPING:
3FT BERM/FENCE/HEDGE ALONG ROW

- SEED/SOD AREA
- EXISTING ROAD
- BUILDING
- SIDEWALK
- 6" P.C.C
- 8" P.C.C

LANDSCAPING SCHEDULE:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
OVERSTORY TREES				
	1	CHINESE ELM (ULMUS PARVIFOLIA)	1.5-2.5" CALIPER B&B	40'-50' & 25'-40'
	5	RED MAPLE (ACER RUBRUM)	1.5-2.5" CALIPER B&B	40'-70' & 30'-50'
UNDERSTORY TREES				
	7	CRIMSON SENTRY NORWAY MAPLE (ACER PLATANOIDES 'CRIMSON SENTRY')	1-2" CALIPER B&B	25' & 15'
EVERGREEN SHRUBS				
	40	CHICAGO BOXWOOD (BUXUS X 'GLENCOE')	3 GALLON	3'-4' & 3'-4'
	7	MANEY JUNIPER (JUNIPERUS CHINENSIS 'MANEY')	3 GALLON	4'-5' & 5'-6'
	3	DWARF HYDRANGEA 'LITTLE LIME' (HYDRANGEA PANICULATA)	3 GALLON	3'-5' & 3'-5'



LEGEND:

- | | | | |
|----------------|------------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/ 123.45 | EXISTING/ PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ⊙ | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX — PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX — EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO — FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
| ⊙ | TEL. JUNCTION BOX | ⊙ | OHE — OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SS — SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST — STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE — UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W — WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — FENCE LINE |
| ⊙ | WATER METER | | |



ELDS DESIGN SERVICES

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TITLE

PLATINUM DEVELOPMENT
3600 SE MIEHE DR
GRIMES, IOWA

BENCHMARK

5.14.2021

DRAWN BY
N. DAY

SCALE
1" = 20'

LATEST REVISION
02.23.2022

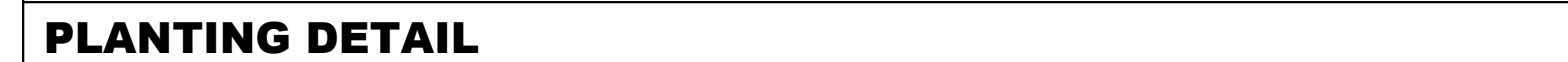
DRAWING NO.
21-015

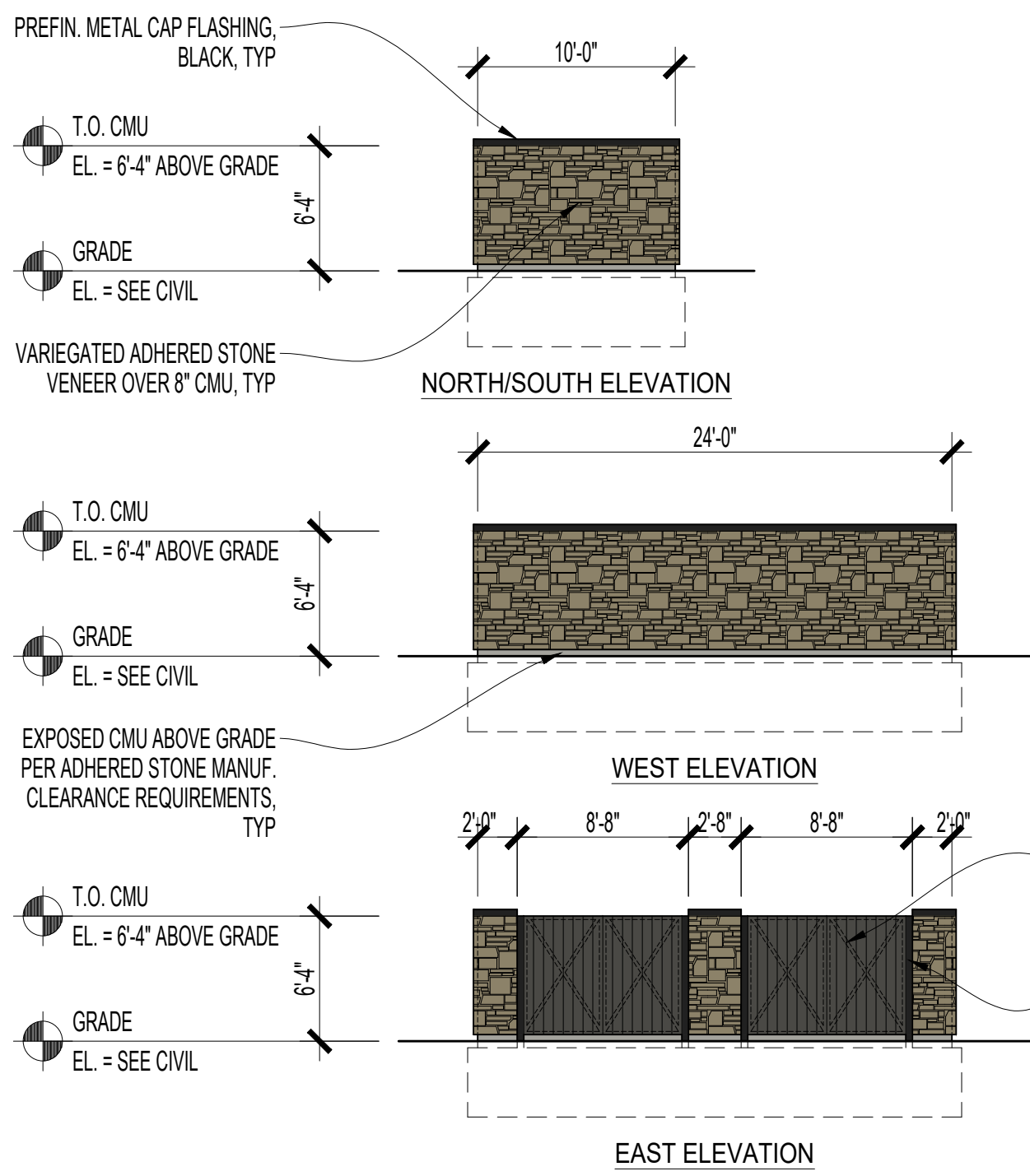
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C7 - Landscaping Sheet

PRELIMINARY





TRASH ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"

GLAZING CALCULATION

LOCATION	OVERALL LENGTH	GLAZING LENGTH
WEST BUILDING ELEVATION	106'-6"	44'-8"
SOUTH BUILDING ELEVATION	88'-6"	45'-0"
EAST BUILDING ELEVATION	106'-6"	56'-8"
NORTH BUILDING ELEVATION	88'-6"	45'-0"
TOTALS	390'-0"	191'-4"
GLAZING PERCENTAGE AT 5'-0" AFF (EYE LEVEL)		49.1%

MASONRY CALCULATION

(MINUS METAL ROOF, MISC. METALS, METAL FLASHING, ALUMINUM/HM DOORS AND FRAMING AND GLAZING)	
MASONRY PERCENTAGE (FIBER CEMENT SIDING/PANEL, ADHERED STONE VENEER)	100%

MATERIAL AREA CALCULATION

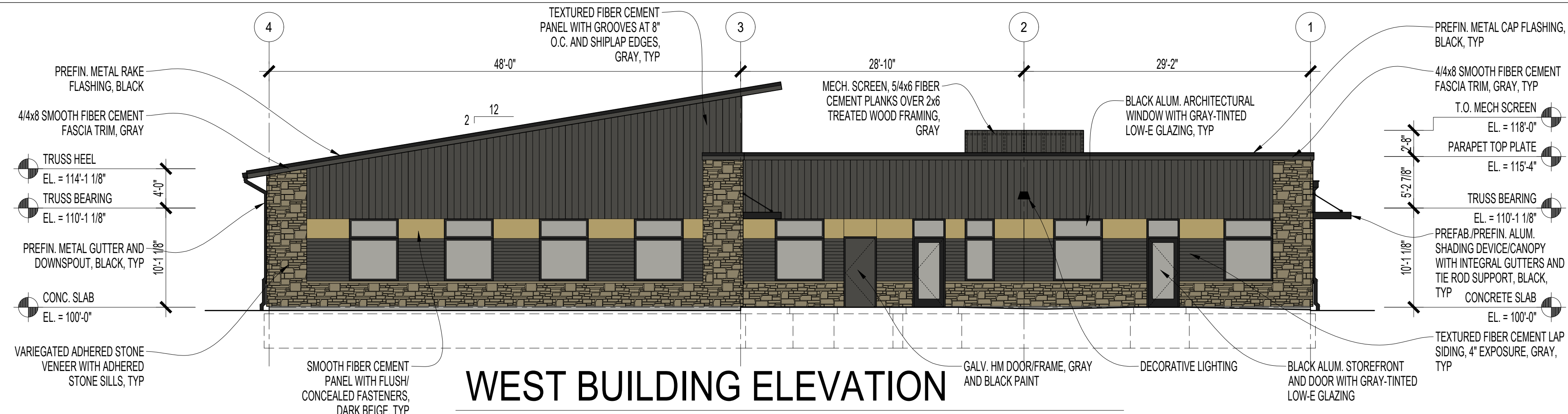
LOCATION	WINDOWS/DOORS	MISC. METALS	ADHERED STONE	TEXTURED PANEL	SMOOTH PANEL/TRIM	LAP SIDING	EXPOSED CONC.*
WEST BUILDING ELEVATION	324.6 SF	52.1 SF	395.2 SF	710.2 SF	148.7 SF	200.4 SF	27.3 SF
SOUTH BUILDING ELEVATION	348.3 SF	135.7 SF	273.9 SF	700.7 SF**	290.0 SF	154.9 SF	29.8 SF
EAST BUILDING ELEVATION	416.7 SF	63.9 SF	368.2 SF	535.0 SF	286.5 SF	161.8 SF	17.4 SF
NORTH BUILDING ELEVATION	285.0 SF	80.9 SF***	258.7 SF	338.8 SF	81.1 SF	162.5 SF	35.6 SF
TOTALS	1,374.6 SF	332.6 SF	1,296.0 SF	2,284.7 SF	806.3 SF	679.6 SF	110.1 SF
MATERIAL % MINUS WINDOWS/DOORS, MISC. METALS (\$176.7 TOTAL MASONRY)		25.0%	44.1%	15.6%	13.1%	2.1%	

* APPROXIMATE, PER ADHERED STONE MANUFACTURER'S GRADE CLEARANCE REQUIREMENTS.
** DOES NOT INCLUDE 70.2 SF OF ANGLED TEXTURED SOFFIT PANEL PROJECTED ONTO VERTICAL PLANE. DOES NOT INCLUDE 86.3 SF OF MECH SCREEN FOR CLARITY.
*** DOES NOT INCLUDE 827.7 SF OF ANGLED METAL STANDING SEAM ROOF PROJECTED ONTO VERTICAL PLANE.



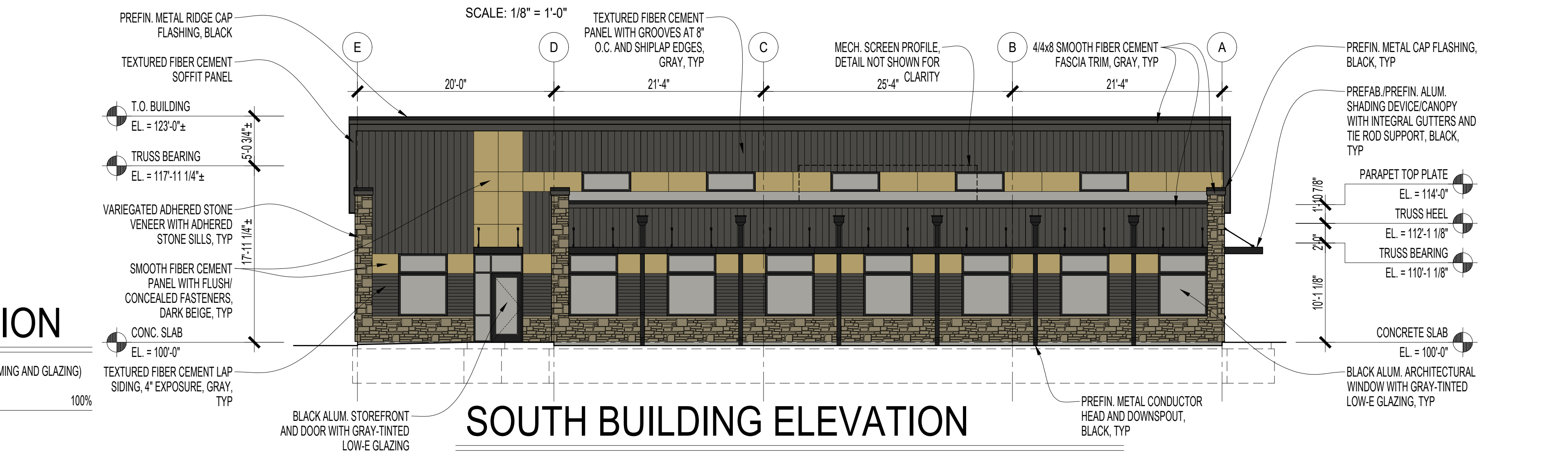
PRECEDENT EXAMPLE

NO SCALE



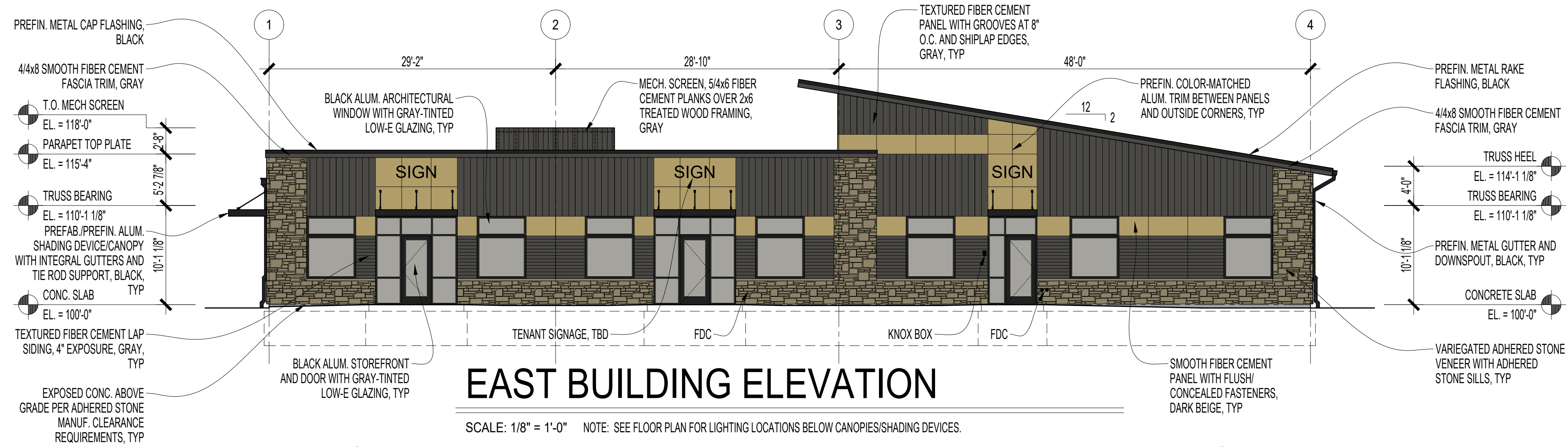
WEST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



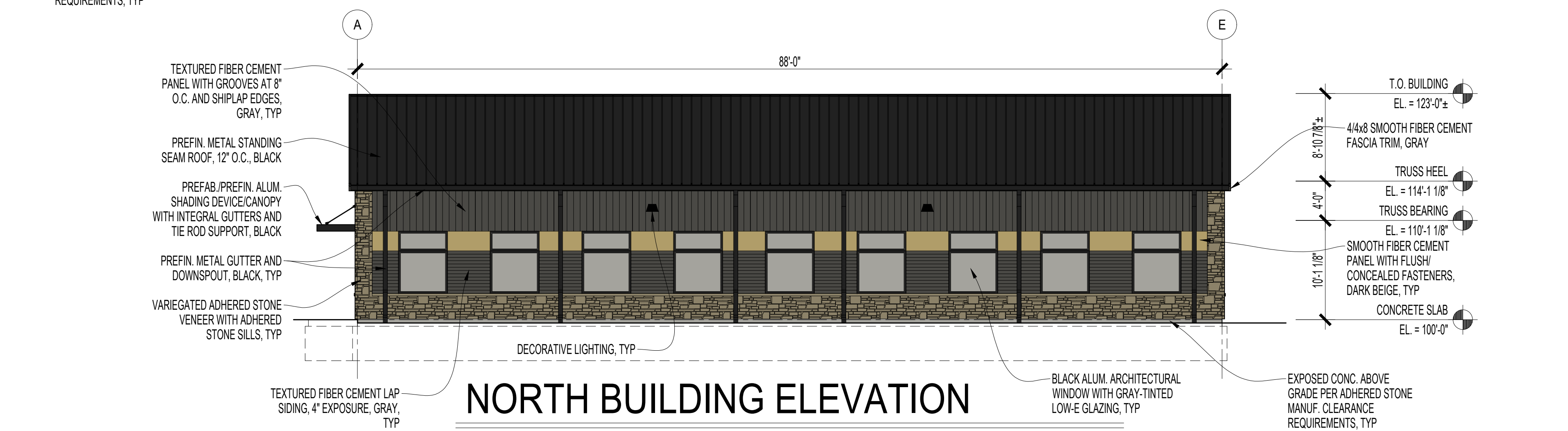
SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0" NOTE: SEE FLOOR PLAN FOR LIGHTING LOCATIONS BELOW CANOPIES/SHADING DEVICES.



EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0" NOTE: SEE FLOOR PLAN FOR LIGHTING LOCATIONS BELOW CANOPIES/SHADING DEVICES.



NORTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECT
nAscent
studio
6915 MARK TWAIN CT.
JOHNSTON, IOWA 50131
515-371-1923
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DEVELOPER
PLATINUM
DEVELOPMENT COMPANY
"enhance. elevate. inspire."

PROJECT NAME
**MULTI-USE COMMERCIAL BLDG. -
SALON AND FLEX SPACE**
5402 SE MIEHE DRIVE
GRIMES, IOWA 50111

DRAWING TITLE
- BUILDING ELEVATIONS
- TRASH ENCLOSURE ELEV.
- MASONRY/GLAZING CALC.
- MATERIAL AREA CALCULATION
- PRECEDENT EXAMPLE

PROJECT NUMBER
20210329
ISSUE DATE - JANUARY 24, 2021
REVISIONS
MARK DATE TYPE
- FEB. 08, 2022 -
SHEET

A5.01



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

2100 SE 44th Court – Site Plan Amendment

SYNOPSIS:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an additional building on site. The proposed building consists of 6,720 square feet of office and warehouse space. The property is located within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Recommendation for Approval – Planning and Zoning, 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval for the site plan amendment of 2100 SE 44th Court subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: 2100 SE 44th Court – Site Plan Amendment

GENERAL INFORMATION:

Applicant:

Bricar Investments, LLC

Requested Action

Site Plan Amendment

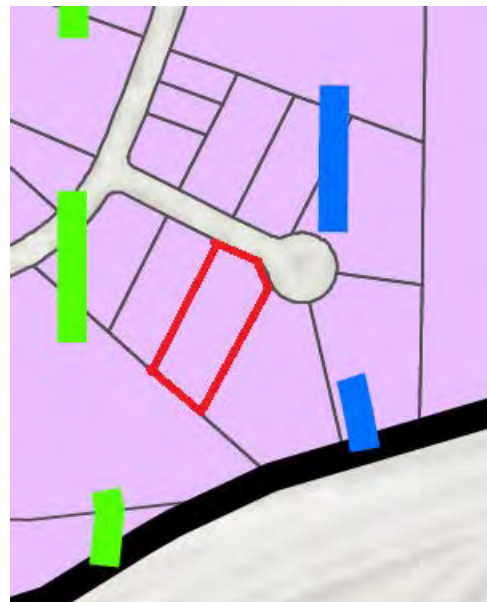
Location

2100 SE 44th Court

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	Light Industrial	M-1A
North	Industrial	Light Industrial	M-1A
South	Industrial	Light Industrial	M-1A
East	Industrial	Light Industrial	M-1A
West	Industrial	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an additional building on site. The proposed building consists of 6,720 square feet of office and warehouse space. The property is located within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The existing building elevations will be modified to meet the Highway 141 Corridor architecture standards by adding glazing and stone along SE Beisser Drive and along the adjacent building sides. The new proposed building on the south side of the site will be constructed of metal to match the color scheme of the existing building.

A new dumpster enclosure is proposed. However, the enclosure will need to be revised to provide the required masonry enclosure and metal-framed gate. Staff has notified the applicant of the requirements.

Site Layout:

Access into the site will be from the existing driveway off of SE 44th Court. There are no existing sidewalks with the Capitol City Park development, therefore no sidewalk will be provided with the site improvements.

The new building will be located on the south side of the site. Additional paving is proposed to provide continued access to the building with additional parking spaces provided at the front of the new building.

Parking:

The ordinance requires a total of 1 space per every 2,000 square feet of gross floor area for warehouse uses. Based upon the total proposed square footage, a total of 5 spaces is required. The site currently has four parking spaces and four additional spaces will be provided with the site improvements for a total of 8 spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 15% open space. As proposed, the site will provide 58% open space.

Additional landscaping is proposed along SE 44th Court to meet the Highway 141 Corridor landscape requirements. Landscaping will also be provided along the building foundation and trees will be added at the rear of the property to meet the total required number of plantings for the site.

Utilities:

A new 6" sanitary service will connect to the existing sanitary service to serve the new building.

A new water service will be constructed to the new building. The new building will be fitted with a fire suppression system, therefore the appropriate FDC is provided. Additional fire hydrants will be installed onsite to provide the required coverage for the new building.

Storm water detention is being handled via two on-site detention basins on the north side of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for 2100 SE 44th Court, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~February 2, 2022~~
February 22, 2022

Cooper Crawford & Associates

Attn: Keven Crawford

475 South 50th Street, Suite 800

West Des Moines, IA 50265

RE: 2100 SE 44th Ct Site Plan Amendment

Dear Mr. Crawford:

The Development Services Department is in receipt of a proposed Site Plan Amendment for 2100 SE 44th Ct. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. A sprinkler will need to be added to the existing building.~~
2. Please provide \$1000 SWMP and \$250 SWPPP fees.
3. Please provide SWPPP.
4. Revise the street label to SE 44th Ct, not NW 51st Street.

Sheet 1:

- ~~1. Under zoning, add Highway 141 Mixed Use Development Corridor District Zone 2.~~
- ~~2. Add proposed use of the building. Is it just warehouse? Is there an office?~~
- ~~3. Provide parking spaces calculations for each use.~~
- ~~4. Label parking space depth.~~
- ~~5. Label ADA parking sign.~~
- ~~6. Add City standard notes.~~

7. Label the size of utilities. **Label size of water service.**
8. ~~Add curb to the parking areas.~~
9. ~~Provide 1 tree per 50 along SE 44th Ct.~~
10. ~~Provide 1 shrubs every 4 feet along SE 44th Ct.~~
11. ~~Provide required open space plantings (2 trees and 2 shrubs per 1000sf of required open space). Minimum open space requirement is 15%. The plantings along SE 44th Ct can count toward the open space required plantings.~~
12. ~~Provide plantings along the front of the building along SE 44th Ct.~~
13. Is lighting proposed in the parking lot? Please provide locations and cut sheet. **Please provide.**
14. Will there be a dumpster onsite? Please provide dumpster location and enclosure details. **Dumpster enclosures are required to be masonry with metal framed, opaque gate. Wood can be used on the gate but will need to be on a metal frame. Please revise to show the required materials.**
15. **Label the distance between the existing and proposed building.**

Sheet 2:

1. ~~Provide ADA parking grades and cross slopes. Please label slope~~
2. ~~Label size of existing sanitary service.~~
3. ~~Commercial sanitary sewer service to be 6" diameter.~~
4. ~~Label sanitary sewer service lengths.~~
5. Verify sanitary sewer cleanout callout is on cleanouts.
6. ~~Domestic water service to be 2".~~
7. Provide curb stop and valve on domestic and fire service lines 5' outside of building.
8. Within Erosion and Pollution Control Notes- remove rainfall inspection requirements from lines #3 and #11 (this is no longer required by the NPDES GP#2 as of March 1, 2018).

9. Where is the storm sewer connecting? There is no storm sewer along SE 44th Ct.
10. Will a transformer need to be added to the site? Please label locations and screen from the ROW with evergreen plantings. **Please label location and plant screening.**

Architecture:

- ~~1. Please update the building elevations to match the proposed window and door installation that we have received with the demolition permit for the existing building (4 windows on the north elevation and 4 windows and 1 door on the west elevation.~~
- 2. Is roof mounted equipment proposed? If so, please provide screening from the ROW and provide screening details.**
3. Provide stone calculations.
 - ~~a. North elevation — 75% masonry excluding windows and doors~~
 - ~~b. East & west elevations — First 10' from SE Beisser Dr 75% masonry~~
 - ~~c. East & west elevations — 25% masonry along the first 30' from SE Beisser Dr~~
- ~~4. Provide list of 5 treatments demonstrated on the building as required in the Highway 141 Corridor. Add the list to the elevation sheet. See Page 17 for treatment list.~~
- ~~5. Provide additional detailing on the east side of the building to help break up the large blank wall expanse.~~
- ~~6. Label glazing percentage along SE 44th Ct. 20% minimum is required.~~
- ~~7. Provide building lighting details and cut sheets. Is colored lighting proposed? Please provide all lighting details as we will need to present lighting to P&Z/Council. Changes could result in the plan going back to P&Z/Council. Please provide revised cut sheets to provide shaded/hooded building light fixtures.~~

Stormwater Management Plan (SWMP)

- ~~1. Page 1: Proposed Condition: The last sentence in paragraph 2 is confusing. Is WQv not obtained? The basin size looks like it is large enough to collect the WQv, but release over 36 hrs. instead of 24 hrs.~~

Site Plan

- ~~2. Sheet 2: Does the proposed building shed stormwater to the west or east?~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: February 8, 2022
(1 PDF of Site plan with Elevation Plan included)

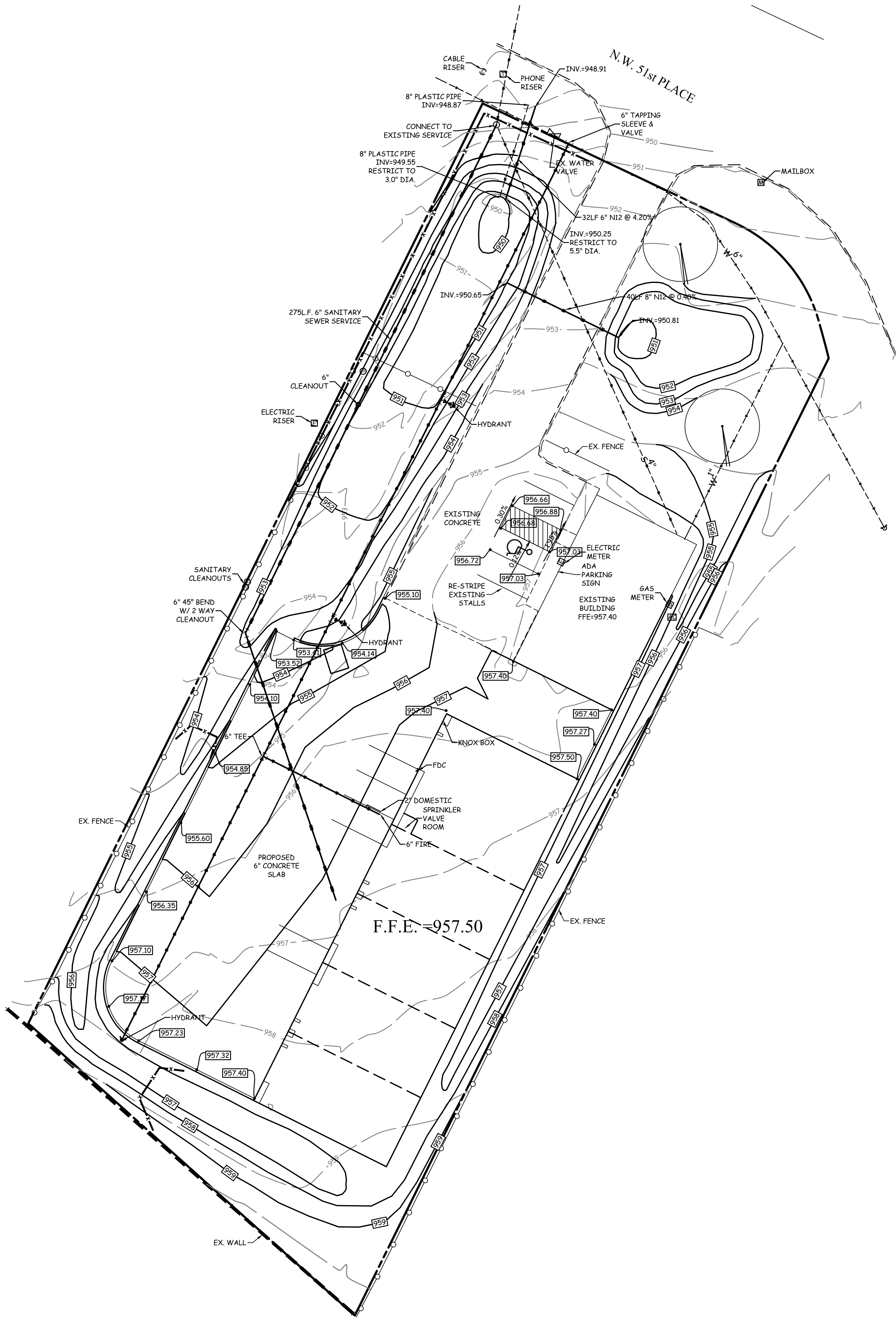
PLANNING & ZONING: March 1, 2022 at 5:30

COUNCIL MEETING: March 22, 2022 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

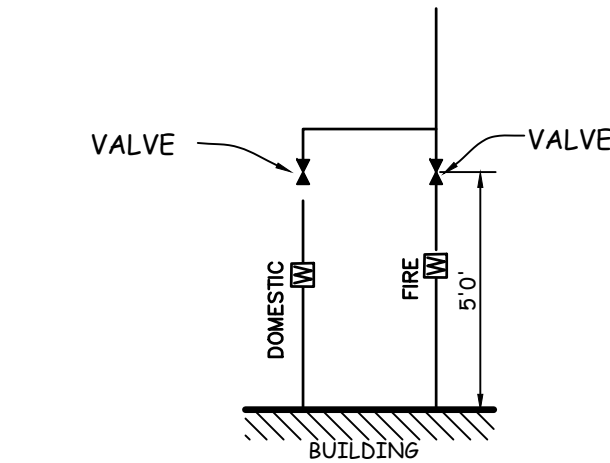


EROSION & POLLUTION CONTROL NOTES

- 1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
- 2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
- 3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
- 4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
- 5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
- 6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (SEE SEEDING DETAIL FOR TIMETABLE). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
- 7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEED BY DAY 7.
- 8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- 9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
- 10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
- 11. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK. LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
- 12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
- 13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- 14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
- 15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
- 16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
- 17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

UTILITY NOTES

- 1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND. ANY TELEPHONE, ELECTRICAL, OR OTHER UTILITY BOXES SHALL BE PROHIBITED FROM BEING LOCATED IN THE FRONT YARD AREA AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- 2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS.
- 5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
- 6. WORK WITHIN PUBLIC R.O.W. CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH SUDAS.
- 7. ALL EXISTING UTILITIES ON THE PLAN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 8. ALL WORK MUST BE DONE IN ACCORDANCE WITH SUDAS.
- 9. ALL SIDEWALKS ARE LESS THAN 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL.
- 10. CONTACT DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- 11. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
- 12. PROPERTY OWNER SHALL MAINTAIN PRIVATE STORM SEWER AND DETENTION BASINS.



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

SITE PLAN

2100 SE 44th COURT

GRADING NOTES

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- 2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- 3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- 4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
- 5. STOCKPILE SUFFICIENT TOP RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
- 6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
- 7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
- 8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR AND MEET ALL GEOTECHNICAL RECOMMENDATIONS.
- 9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- 10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- 11. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
- 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS.
- 13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
- 14. ALL WORK WITHIN PUBLIC R.O.W. CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH SUDAS.
- 15. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY SIDING MATERIAL AND THE SOD SHALL BE A MINIMUM OF 6".
- 16. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NO LESS THAN 1:12 FOR A DISTANCE OF 6'.
- 17. THE WEST GREEN INDUSTRIAL PARK OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM SEWERS AND COMMON AREAS, INCLUDING THE DETENTION POND.
- 18. ANY GRADING WITHIN PUBLIC R.O.W. WILL NEED TO CONFORM WITH SUDAS.
- 19. ALL SIDEWALK SLOPES GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL SHALL BE ACCOMPANIED BY A HANDRAIL.
- 20. CROSS SLOPE ON ALL SIDEWALKS NOT TO EXCEED 2.00%.
- 21. ALL SPOTS ARE TO TOP OF SLAB UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST 8" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- CTV UNDERGROUND CABLE TV
- G 4 GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 1-24-2022
REVISIONS:

APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)
SCALE: 1"=20'

GRADING / UTILITY PLAN
LOT 7 CAPITOL CITY PARK NO. 2

SHEET
2 OF 4

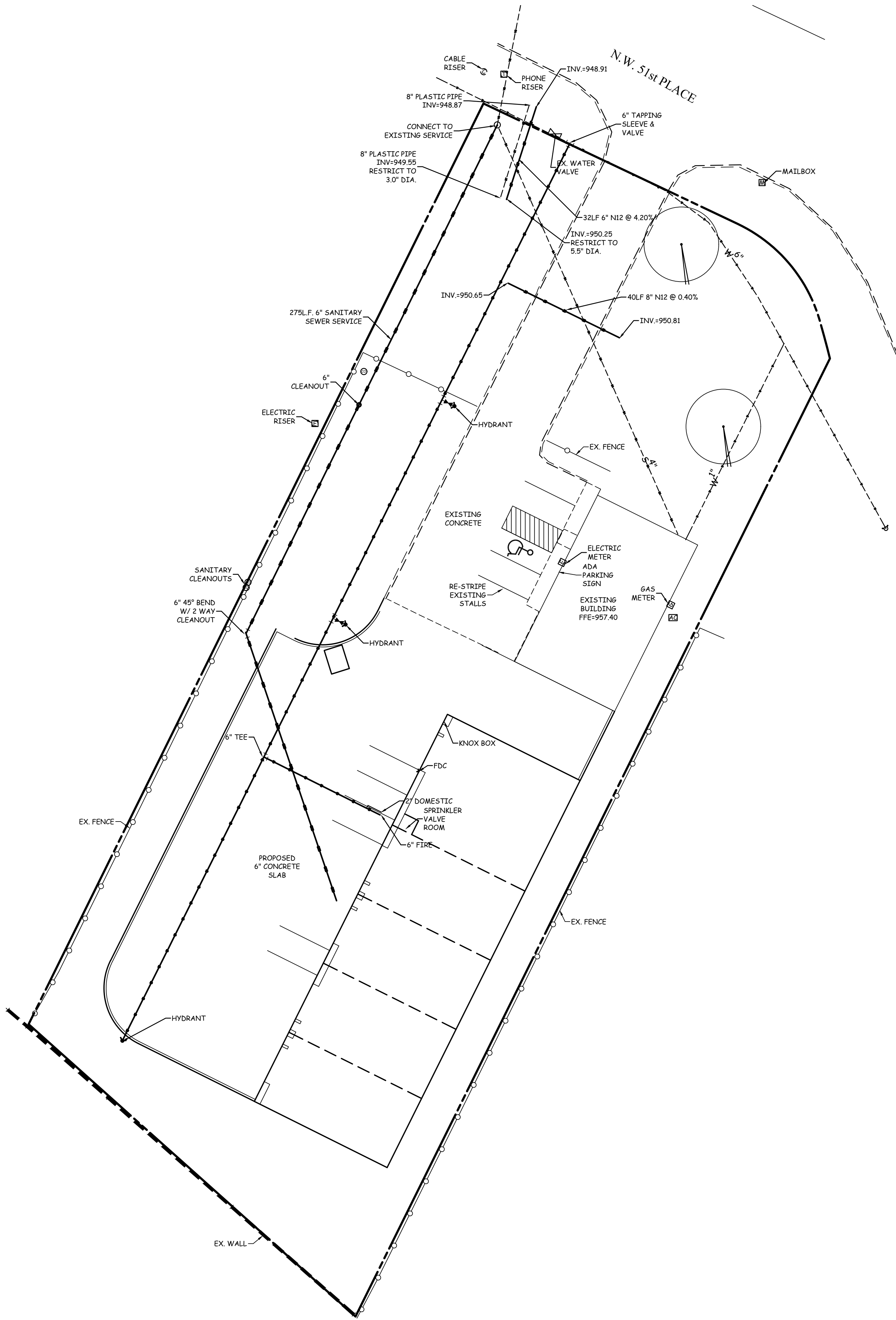


SITE PLAN

2100 SE 44th COURT

UTILITY NOTES

1. ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND. ANY TELEPHONE, ELECTRICAL, OR OTHER UTILITY BOXES SHALL BE PROHIBITED FROM BEING LOCATED IN THE FRONT YARD AREA AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SUDAS.
5. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
6. WORK WITHIN PUBLIC R.O.W. CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH SUDAS.
7. ALL EXISTING UTILITIES ON THE PLAN ARE PUBLIC UNLESS OTHERWISE NOTED.
8. ALL WORK MUST BE DONE IN ACCORDANCE WITH SUDAS.
9. ALL SIDEWALKS ARE LESS THAN 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL.
10. CONTACT DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
11. ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
12. PROPERTY OWNER SHALL MAINTAIN PRIVATE STORM SEWER AND DETENTION BASINS.



LEGEND

- EXISTING/PROPOSED
- | | |
|------------|--|
| — 8" — | PLAT BOUNDARY |
| — W 8" — | WATER MAIN & SIZE |
| — SAN 8" — | SANITARY SEWER & SIZE |
| — ST 8" — | STORM SEWER & SIZE |
| — UGE — | UNDERGROUND ELECTRIC CABLE |
| — UGT — | UNDERGROUND TELEPHONE CABLE |
| — CTV — | UNDERGROUND CABLE TV |
| — G 4" — | GAS MAIN & SIZE |
| ○ | MANHOLE |
| □ | INTAKE |
| ⊕ | HYDRANT |
| ○ PP/LP | POWER POLE/LIGHT POLE |
| □ PP/LP | UTILITY BOX/TELEPHONE RISER |
| - - - 990 | EXISTING CONTOURS |
| - - - 990 | PROPOSED CONTOURS |
| * * * | SILT FENCE OR APPROVED FILTRATION SOCK |
| ☁ | TREES |

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-13-2021
REVISIONS:

SCALE: 1"=20'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

UTILITY PLAN
LOT 7 CAPITOL CITY PARK NO. 2

JOB NUMBER
CC
2571

SHEET
3 OF 4



SITE PLAN

2100 SE 44th COURT

LANDSCAPE NOTES

- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
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- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
- ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
- ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
- ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	AR	Acer rubrum RED MAPLE	2" cal.	TS / B&B	SEE PLAN
2	GT	Gleditsia triacanthos HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
2	QB	Quercus rubra RED OAK	2" cal.	TS / B&B	MALE ONLY
6	MP	Malus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	6'-8' ht	TS / B&B	SEE PLAN
19	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN
18	EA	Euonymus alatus BURNING BUSH	#1 cont.	CONT.	SEE PLAN
12	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

146 L.F. FRONTAGE
1 TREE / 50 L.F. = 3 TREES
1 SHRUB / 4 L.F. = 37 SHRUBS
BASED ON 15% REQUIRED OPEN SPACE = 47,897 * 15% = 7,185 S.F.
(2 TREES & 2 SHRUBS / 1,000 S.F. REQUIRED OPEN SPACE)

REQUIRED: 14 TREES
14 SHRUBS
PROPOSED: 12 TREES
2 EXISTING TREES
49 SHRUBS

LEGEND

- EXISTING/PROPOSED
- 8" PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
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 - EXISTING CONTOURS
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 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-13-2021
REVISIONS:

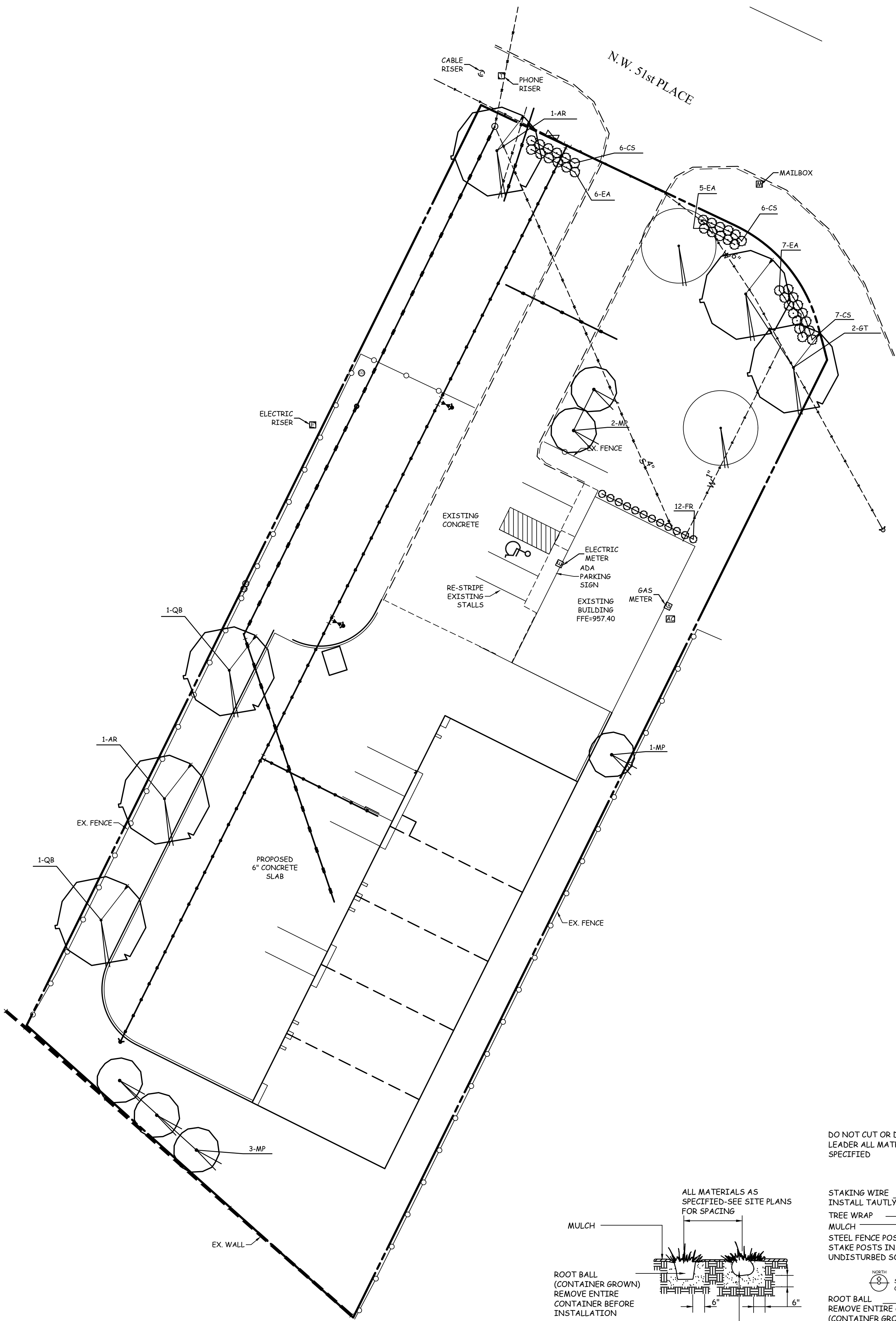
0 10 20
SCALE: 1"=20'

APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)

LANDSCAPE PLAN
LOT 7 CAPITOL CITY PARK NO. 2

JOB NUMBER
CC
2571

SHEET
4 OF 4



SHRUB PLANTING DETAIL

NO SCALE

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE



Glazing Facing SE 44th:
126.75 sq feet as drawn. Wall surface is 520 sq ft.
Glazing = 24.3%

North Facing Stone:
432 sq ft as drawn. Wall Surface is 520 sq ft.
Stone = 83%

East and West Stone first 10':
125 sq ft as drawn. Wall surface is 125 sq ft.
Stone = 100%

East and West Stone first 30':
195 sq ft as drawn. Wall surface is 375 sq ft.
Stone = 52%

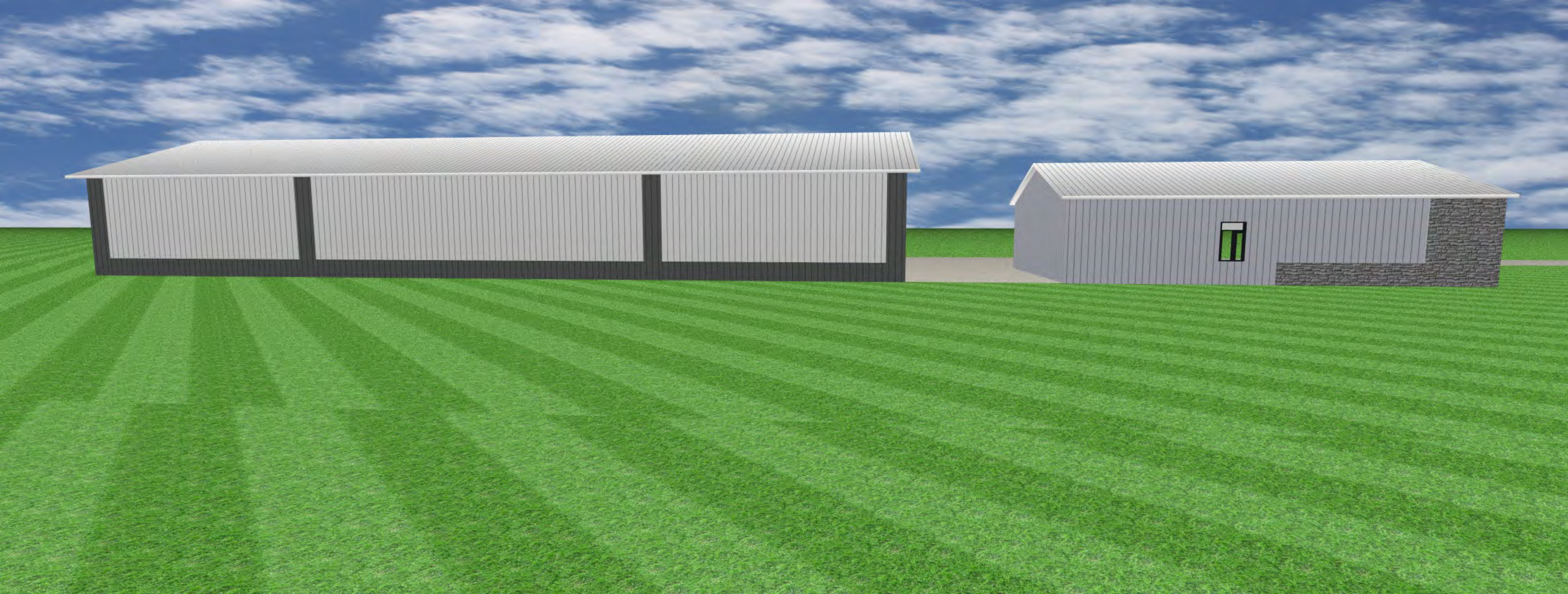
141 Corridor Zone 2 requires 5 elements. We have as follows:

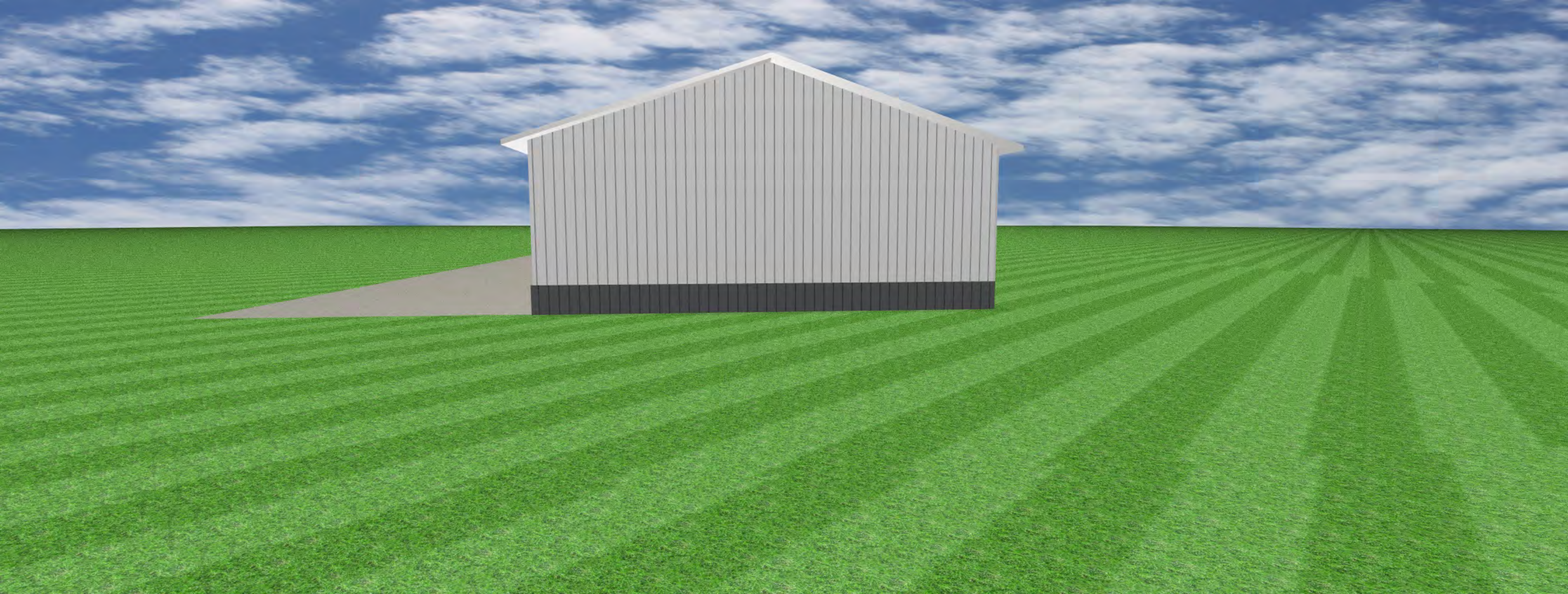
- 1. Reveals
- 2. Vertical Architecture
- 3. Color and Material Change
- 4. Architectural Banding
- 5. Glazing













*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Destination Ridge Plat 7 – Preliminary Plat

SYNOPSIS:

The applicant is requesting approval of a preliminary plat for Destination Ridge Plat 7. The plat will consist of 8 commercial lots, with frontage along SE Destination Drive, and future SE 3rd Street. At this time, there is one site plan for the preliminary plat under review, which is currently shown as Lot 1 within the subdivision. No additional public streets are proposed within the development, and all lots will be accessed by shared driveways covered by ingress/egress easements.

As this is a commercial development, no parkland dedication is required.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Rezone

Approved Preliminary Plat

Approved Final Plat

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 03/01/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Ridge Plat 7, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Alex Pfaltzgraff, Development Services Director
DATE: March 1, 2022
RE: Destination Ridge Plat 7 – Preliminary Plat

GENERAL INFORMATION:

Applicant:

All Points Development L.C.

Requested Action

Preliminary Plat

Location

Located east of SE Destination Drive, south of SE 4th Street, and north of the Reserve at Destination Pointe

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Vacant	General Commercial	C-2
South	Residential	High Density Residential	R-3
East	Vacant	Johnston	Johnston
West	Commercial	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat for Destination Ridge Plat 7. The plat will consist of 8 commercial lots, with frontage along SE Destination Drive, and future SE 3rd Street. At this time, there is one site plan for the preliminary plat under review, which is currently shown as Lot 1 within the subdivision. No additional public streets are proposed within the development, and all lots will be accessed by shared driveways covered by ingress/egress easements.

As this is a commercial development, no parkland dedication is required.

ANALYSIS:

Site Layout: The 8 lot commercial subdivision will have 4 points of access. 2 on SE Destination and 2 on SE 3rd Street. Note that SE 3rd Street was formerly referred to as SE 4th Street. Staff has changed the street designation to align better with the existing address grid. A concept plan for how the site could layout has been provided, but should be noted that it maybe subject to changes in the future.

Landscaping/Streetscape: The site is within the Hwy 141 Corridor Overlay, specifically zone 2. As such, there are certain landscaping requirements along the street frontages, as well as within the development itself. While the layout is purely conceptual, it does appear that there is adequate space to meet the landscaping requirements.

Utilities: There are existing water and sewer utilities within the ROW of SE Destination and SE 3rd Street. From those existing mains, extensions will be made into the site to support the subdivision. The concept plan demonstrates additional water connections from these public mains, as well as sewer connections.

Storm water is still conceptual, however the concept plan does start to demonstrate the ability to provide a regional detention facility, which will also act as nice amenity to the development.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Destination Ridge Plat 7, subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a larger, more prominent script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 1, 2021~~

~~December 28, 2021~~

February 18, 2022

Civil Engineering Consultants, Inc.

Attn: Paul Clausen

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: Destination Ridge Plat 7 Preliminary Plat

Dear Mr. Clausen:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Destination Ridge Plat 7. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide a concept plan for the entire parcel showing how the site could be developed and subdivided in the future. Include cross connectivity between the sites. How will SE 6th Street terminate/connect to the development? Include a utility layout with service stubs to each lot. Please provide a revised concept plan demonstrating the following items. We understand that this is a concept plan and could change but we need to review this site in its entirety, rather than piecemeal, and make sure that the development can meet the development requirements.
 - a. Show how the outlot would be subdivided. **Provide a concept for Outlot Z to show the internal road and utility network. Staff would like to see a connection from Lot 6 into Outlot Z. Staff understands that the plat may not be developed exactly like the concept but the concept is required to show how the property could be developed and to show general access and utility locations.**
 - b. ~~Provide a development summary to demonstrate that the lots can meet the development standards (use, building envelopes, setbacks, parking, open space).~~
 - c. Provide internal utility network and services to each lot. **Label utility locations, services to each lot, and sizes.**

- ~~d. Coordinate with CDA for the concept plan layout for Lot 1. The concept for the preliminary plat and CDA's concept does not match.~~
2. Please revise SE 4th St to SE 3rd St and revise SE 6th St to either SE 4th or SE 5th St.
3. The preliminary plat needs to show all plat improvements to be constructed in full tone. Do not show the improvements in phases as is currently shown. Please show all sidewalks, trails, detention, roads, and utilities that will be constructed as part of this plat. The construction drawings can be broken up into phases to show what will be constructed with each phase.

Sheet 1:

1. ~~Update Utility address to 410 SE Main St Suite 102~~
2. ~~Update water to City of Grimes~~
3. ~~Update Fire Department contact to Craig Ver Huel, everhuel@cityofjohnston.com, 515-251-7692.~~
4. ~~Update the Gas Utility to Black Hills.~~
5. ~~Remove the parkland dedication section. The property is all zoned commercial.~~
6. ~~Remove the land use section.~~
7. ~~Update the zoning to include that lots with frontage along SE Destination Dr are to follow the Highway 141 Mixed Used Corridor District Zone 2 architecture and landscape requirements per Ordinance 569.~~
8. ~~Remove the Hwy 141 setback from the Bulk Regulations.~~
9. ~~Update the lot area and lot width requirements to follow the C-2 standards (Lot area = no minimum requirement, Lot width = no minimum requirement)~~

Sheet 2:

1. ~~Add the City of Grimes standard notes. Please use the attached notes.~~
2. ~~Why is the Case E Type 2 clouded?~~
3. ~~Provide an additional 37' B/B cross section for the intersection.~~

Sheet 3:

- ~~1. Remove the parkland and R-3 zoning. The entire site is zoned C-2.~~
- ~~2. Please show SE 4th Street to be constructed in one phase.~~
- ~~3. Provide a curb cut for the planned driveways along SE 4th St. Provide a curb cut for the planned driveway on the north side of SE 4th St.~~
- ~~4. Construction drawings SWMP and SWPPP for SE 4th St will need to be submitted for review prior to development of any sites within the development and IDNR permits will be needed for sanitary and water main construction.~~
- ~~5. Based on the proposed concept plan, the water main may need to be upsized.~~
- ~~6. Show the sidewalk all the way down SE Destination Dr.~~

Sheet 4:

- ~~1. Provide a temporary turn around at the end of future SE 4th Street for emergency services.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~December 7, 2021~~
February 23, 2022
(1 PDF of Preliminary Plat)

PLANNING & ZONING: March 1, 2022 at 5:30

COUNCIL MEETING: March 22, 2022 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

PRELIMINARY PLAT
DESTINATION RIDGE PLAT 7
GRIMES, IOWA

ALL POINTS DEVELOPMENT L.C., KNAPP PROPERTIES, 5000 WESTOWN PARKWAY, SUITE 400, WEST DES MOINES, IA 50266

UTILITIES

CITY OF GRIMES PUBLIC WORKS
ADDRESS: 410 SE MAIN STREET, SUITE 102
GRIMES, IA 50111
PHONE: (515) 201-3418
CONTACT: TONY HANSON
ENGINEERING TECHNICIAN
EMAIL: THANSON@GRIMESIA.GOV

SANITARY SEWER - CITY OF GRIMES
STORM SEWER - CITY OF GRIMES
WATER - CITY OF GRIMES

DEVELOPMENT SERVICES

CITY OF GRIMES
410 SE MAIN STREET, SUITE 102
GRIMES, IA 50111
PHONE: 515-466-4050

ELECTRIC AND NATURAL GAS UTILITY

ELECTRIC
MIDAMERICAN ENERGY CORPORATION
666 GRAND AVENUE
DES MOINES, IA 50304
CONTACT: MATT REINHARDT
PHONE: 515-515-252-6413
EMAIL: M.REINHARDT@MIDAMERICAN.COM

NATURAL GAS
BLACK HILLS ENERGY
1205 SW 37TH ST,
GRIMES, IA 50111
PHONE: 888-840-5554

TELEPHONE

CENTURY LINK
4201 KINGMAN BLVD, 2nd FLOOR
DES MOINES, IA 50311
CONTACT: GINDY CARTER
PHONE: 515-554-3316

HEALTH DEPARTMENT

POLK COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 1907 CARPENTER AVENUE
DES MOINES, IA 50314
PHONE: (515) 286-3198

FIRE DEPARTMENT

200 S. JAMES STREET
GRIMES, IA 50111
FIRE CHIEF: CRAIG VER HUEL
PHONE: 515-251-1692
EMAIL: CVERHUEL@CITYOFJOHNSTON.COM

FRANCHISE UTILITIES

- CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
- CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
- NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

UTILITY DEMANDS

PEAK WASTEWATER DEMAND: 0.126 MGD
PEAK WATER DEMAND: 0.222 MGD

FEMA F.I.R.M. CLASSIFICATION

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL NUMBER PANEL SUFFIX
• CITY OF GRIMES 190228 0165F
• POLK COUNTY 190901 0165F

AND

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F OF WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

COMMUNITY PANEL NUMBER PANEL SUFFIX
• CITY OF GRIMES 190228 0165F

*** FEMA MAPS ARE SUBJECT TO CHANGE ***
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EMAIL: FEMA.MAPS@FEMA.GOV

BENCHMARK

GRIMES BENCH MARK 67C-002
BURY BOLT ON HYDRANT AT THE SE CORNER OF 1ST STREET & GATEWAY DRIVE.
ELEVATION = 940.51

CUT "A" ON THE TRAFFIC SIGNAL BASE AT THE SOUTHEAST CORNER OF THE IOWA HIGHWAY #41 AND THE HIGHWAY #44 INTERCHANGE
ELEVATION = 972.44

Sheet List Table

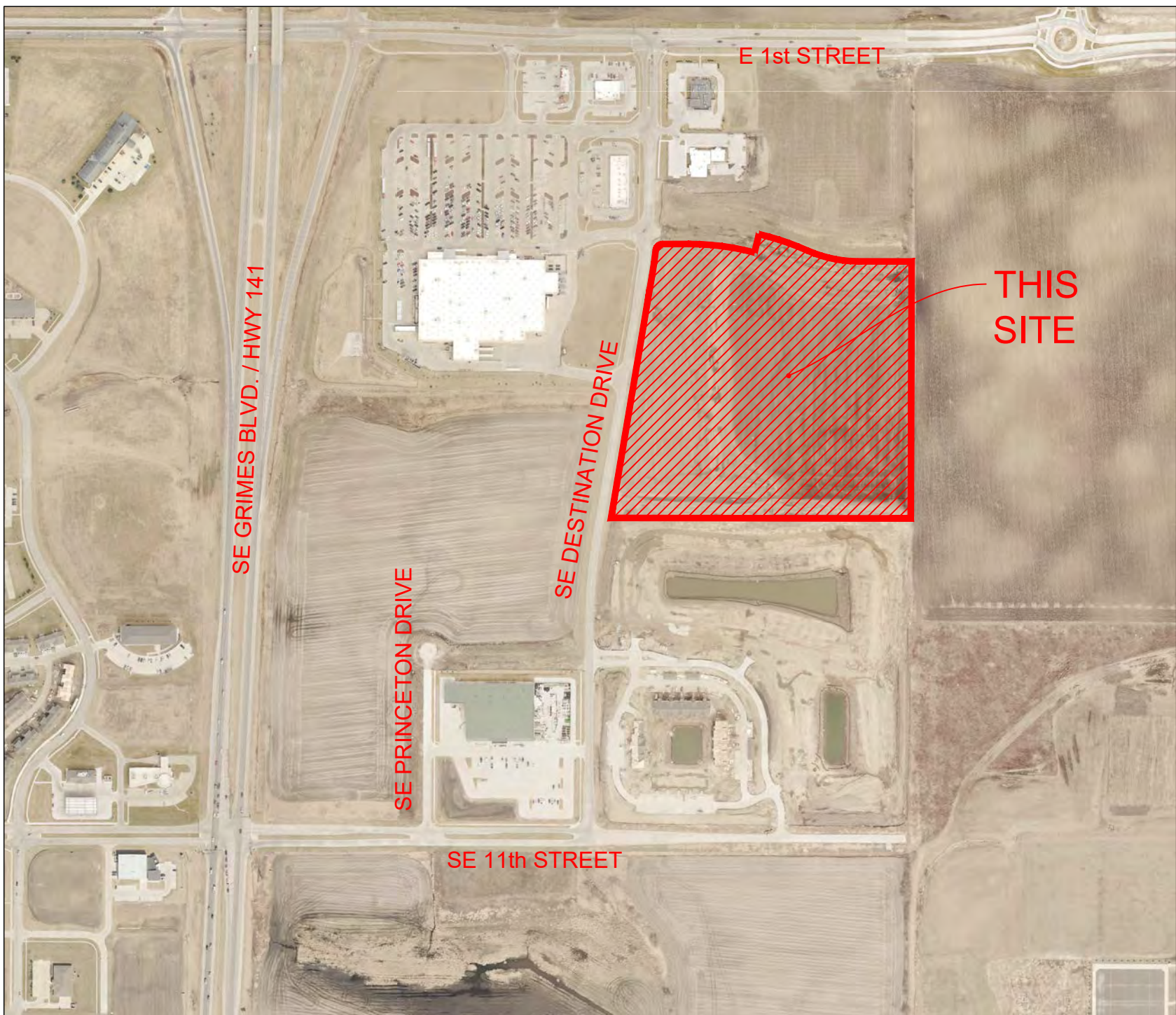
Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES & INFORMATION SHEET
03	DEMOLITION & CLEARING PLAN
04	DIMENSION PLAN
05	FIRE HYDRANT RADIUS COVERAGE MAP
06	UTILITY PLAN
07	GRADING PLAN

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
NOVEMBER 10, 2021	INITIAL SUBMITTAL
DECEMBER 20, 2021	
JANUARY 31, 2022	
FEBRUARY 23, 2022	

PIPE	Current Use	Area (ac)	Flow (mgd)	Dry Weather Peak (mgd)	Peaking Factor	Flow (mgd)	Cumm. Flow (mgd)	Pipe Cap. @ 2/3 full (mgd)	Pipe Diameter (in)	Pipe Slope (%)
8-INCH SAN MAIN	C-2	22.61	5000	0.113	1.00	0.113	0.113	0.39	8	0.40%
	TOTAL	22.61		0.113						

PIPE	Current Use	Area (ac)	Flow (mgd)	Dry Weather Peak (mgd)	Peaking Factor	Flow (mgd)	Cumm. Flow (mgd)	Pipe Cap. @ 2/3 full (mgd)	Pipe Diameter (in)	Pipe Slope (%)
8-INCH WATER MAIN	C-2	22.61	5000	0.113	1.00	0.113	0.113	0.39	8	0.40%
	TOTAL	22.61		0.113						



VICINITY SKETCH
1" = 500'

GENERAL LEGEND

- PROPOSED**
- PLAT BOUNDARY
 - SECTION LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - FLARED END SECTION
 - DRAIN BASIN OR SEDIMENT RISER
 - DRAIN BASIN WITH SOLID GRATE
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOW-OFF HYDRANT
 - SCOUR STOP MAT
 - TURF REINFORCEMENT MAT
 - STORM SEWER WITH SIZE
 - WATER SEWER WITH SIZE
 - WATER SERVICE
 - PROPOSED CONTOUR
 - SILT FENCE
 - ADDRESS
 - RIPRAP



EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV
- UNDERGROUND TELEVISION
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- B.S.L.
- P.U.E.
- M.O.E.

PROPERTY OWNER / DEVELOPER

ALL POINTS DEVELOPMENT L.C.
KNAPP PROPERTIES
5000 WESTOWN PARKWAY SUITE 400
WEST DES MOINES, IA 50266-5921
CONTACT: TOM WITTMAN
PHONE: 515-223-4000
TOM.WITTMAN@KNAPPPROPERTIES.COM

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-216-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:

PAUL CLAUSEN, PE
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-216-4884 EXT. #211
EMAIL: CLAUSEN@CECLAC.COM

LEGAL DESCRIPTION

ALL OF OUTLOT 'Y', DESTINATION RIDGE PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 12715, PAGE 967-974, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE NW1/4 OF SECTION 4, TOWNSHIP 71 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF GRIMES, POLK COUNTY, IOWA; EXCEPT DESTINATION RIDGE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 13663, PAGE 292-302 AT THE POLK COUNTY RECORDER'S OFFICE, EXCEPT DESTINATION RIDGE PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 15750, PAGE 113-120 AT THE POLK COUNTY RECORDER'S OFFICE, AND EXCEPT DESTINATION RIDGE PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 16555, PAGE 147-153 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 23.56 ACRES MORE OR LESS.

ZONING

C-2 (GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

BULK REGULATIONS

LOT AREA: NO MINIMUM REQUIREMENT
LOT WIDTH: NO MINIMUM REQUIREMENT
FRONT YARD SETBACK: 25 FT
SIDE YARD SETBACK: NOT ANY UNLESS ADJOINING TO "R" DISTRICT OR STREET
RIGHT-OF-WAY, IN WHICH CASE 25 FT
REAR YARD SETBACK: 25 FT
MAXIMUM HEIGHT: 45 FT
MAXIMUM STORIES: 3 STORIES

LOTS WITH FRONTAGE ALONG SE DESTINATION DRIVE ARE TO FOLLOW THE HIGHWAY 141 MIXED CORRIDOR DISTRICT ZONE 2 ARCHITECTURE AND LANDSCAPE REQUIREMENTS PER ORDINANCE 564.

PROPOSED CONSTRUCTION SCHEDULE

DEMOLITION - MARCH, 2022
UTILITIES - APRIL, 2022
PAVEMENT - MAY, 2022
PUNCH LIST - JULY, 2022

CERTIFICATIONS

*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***



PRELIMINARY	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. Jeffrey A. Gaddis, Iowa License No. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. Paul J.D. Clausen, Iowa License No. 28712 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL:

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515-276-4884 . Fax: 515-276-7084 . mail@ceclac.com



PUBLISH DATE: February 23, 2022	PC	NEH
DATE OF SURVEY: DESIGNED BY: DRAIN BY:		

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

COVER SHEET

SHEET
01
OF 07

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PLOT BY: MARTIN HILL - 2022/02/23 - G:\E-FILES\4000\EST19_C3D Drawings\Plat PP\PP NOTES & INFORMATION.dwg - ANSI EXPAND D (8.400 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PCS - CEC-XES TEST/CTB - PLOT SCALE = 1/1

NOTES

- PROPERTIES WITHIN THIS DEVELOPMENT ARE REQUIRED TO ADHERE TO THE GRIMES' "POST-CONSTRUCTION STORM WATER RUNOFF CONTROL ORDINANCE. EACH LOT WILL BE RESPONSIBLE FOR THEIR OWN DETENTION. THE ALLOWABLE DISCHARGE RATE IS A THE 5-YEAR UNDEVELOPED RUNOFF.
- PROPERTIES WITHIN THIS DEVELOPMENT ARE REQUIRED TO ADHERE TO THE P.U.D.
- ALL DISTURBED AREAS TO BE SEEDED AND MULCHED AFTER CONSTRUCTION.
- STREET LIGHTING IS REQUIRED ALONG ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH CITY OF GRIMES STANDARDS.
- PROPOSED PUBLIC RIGHT OF WAY LOT 'A' SHALL BE DEDICATED TO THE CITY OF GRIMES FOR STREET PURPOSES.
- PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS ARE REQUIRED FOR SANITARY SEWER, STORM SEWER, WATER MAIN AND GRADING IMPROVEMENTS.

GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2022 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWINGS AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - CITY OF GRIMES (515-486-4050).
 - ALL POINTS DEVELOPMENT, L.C. (515-223-4000)
 - CIVIL ENGINEERING CONSULTANTS, INC. (515-218-4884)
 - IOWA ONE-CALL
- LOT 'A' SHALL BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER. GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT.
- SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF GRIMES PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL NOTIFY CITY OF GRIMES PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
- LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF GRIMES.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

PAVING NOTES

- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL STREETS SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
- CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT.
- CITY OF GRIMES SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
- SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

NPDES/SWPPP

- OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- ALL AREAS TO RECEIVE FILL TO BE BENCHMARKED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE; ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- STRIP BLACK DIRT AND RE-SPREAD (8" MINIMUM).
- ADDITIONAL SILT FENCING MAY BE REQUIRED AFTER CITY FIELD INSPECTION.
- SPECIAL CARE MUST BE TAKEN IN AREAS OF FILL TO REDUCE THE RISK OF SETTLEMENT AND SAGGING.
- AREAS TO BE SURCHARGED SHALL BE STRIPPED PRIOR TO SURCHARGING.

CITY OF GRIMES - STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP.
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (84 TO 154).
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (48 TO 64).
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

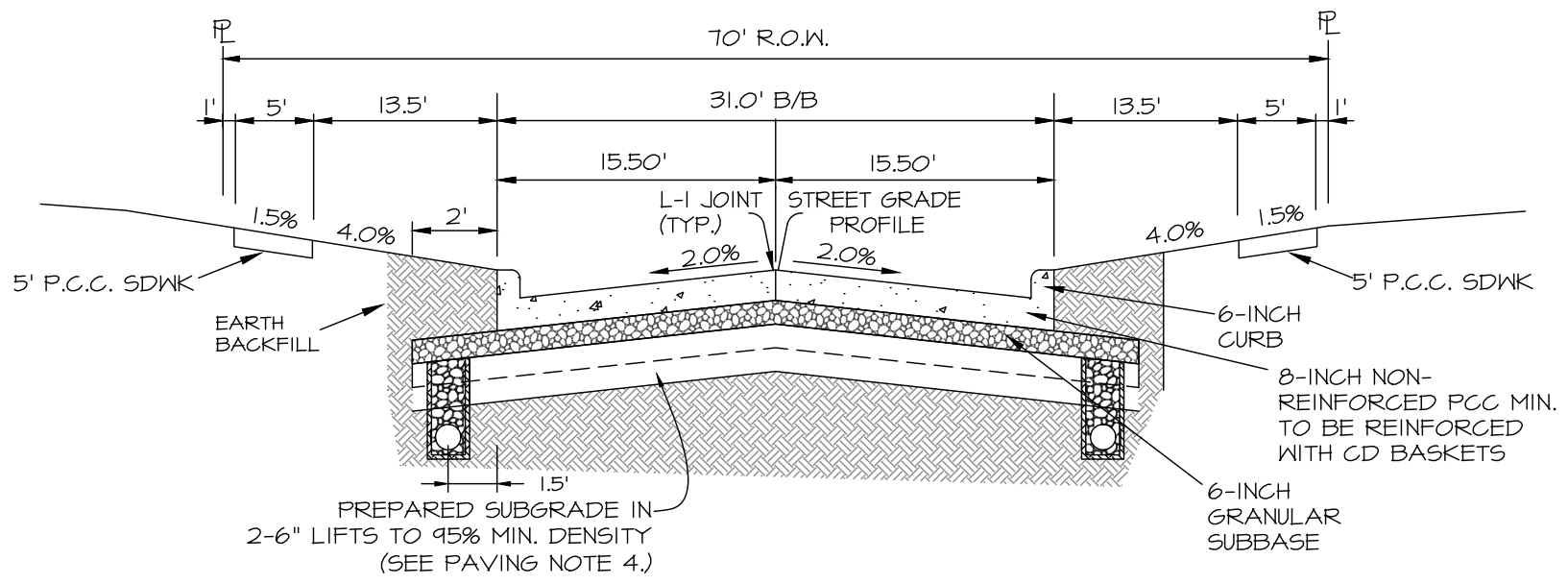
- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-6T-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR GLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 64 MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-486-1300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

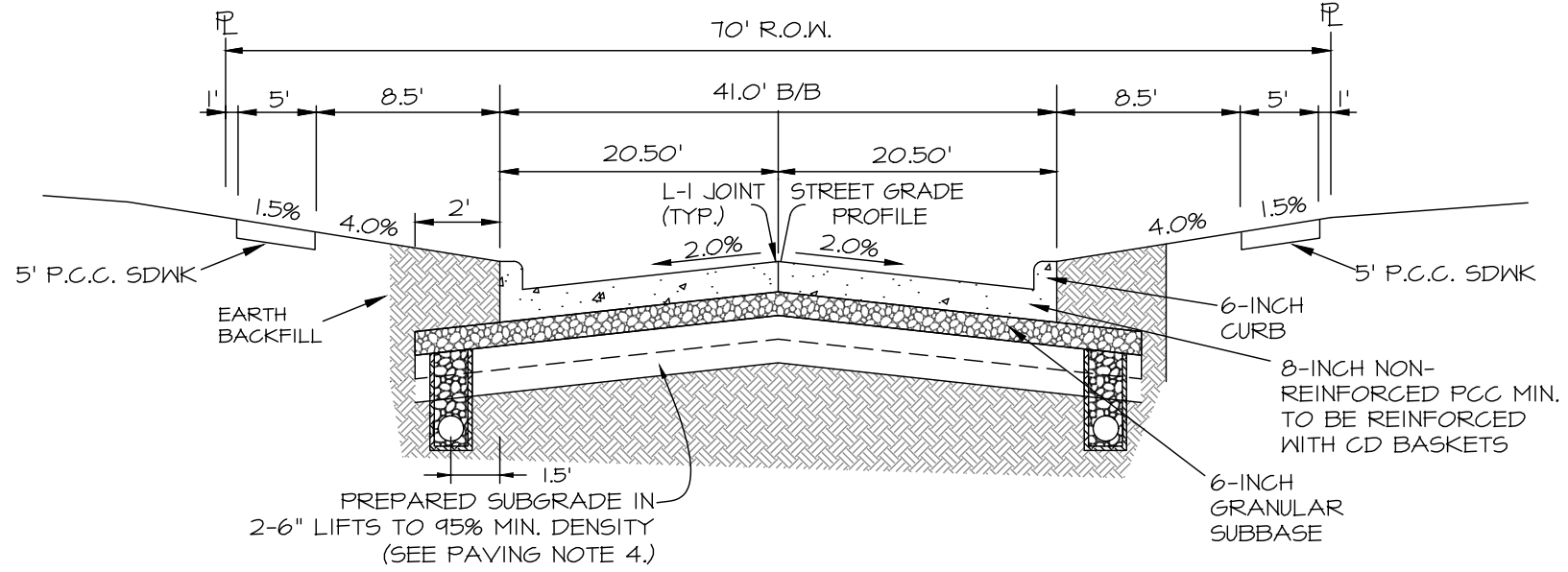
5. STORM SEWER NOTES:

- ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
- ALL SIGN POSTS SHALL BE TELESAR 24X24 SQUARE TUBE GALVANIZED STEEL (1/4-GAUGE MIN) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.



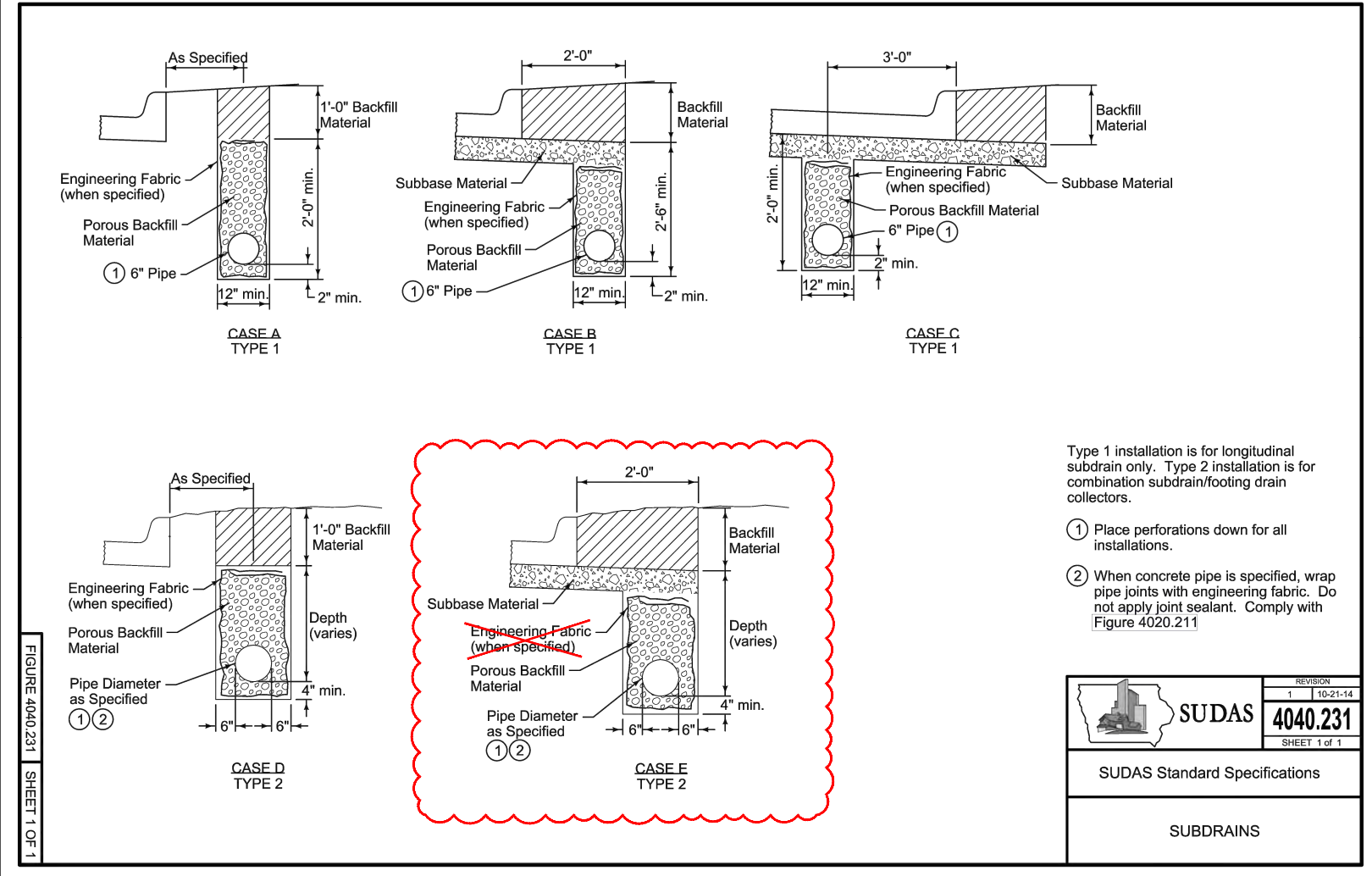
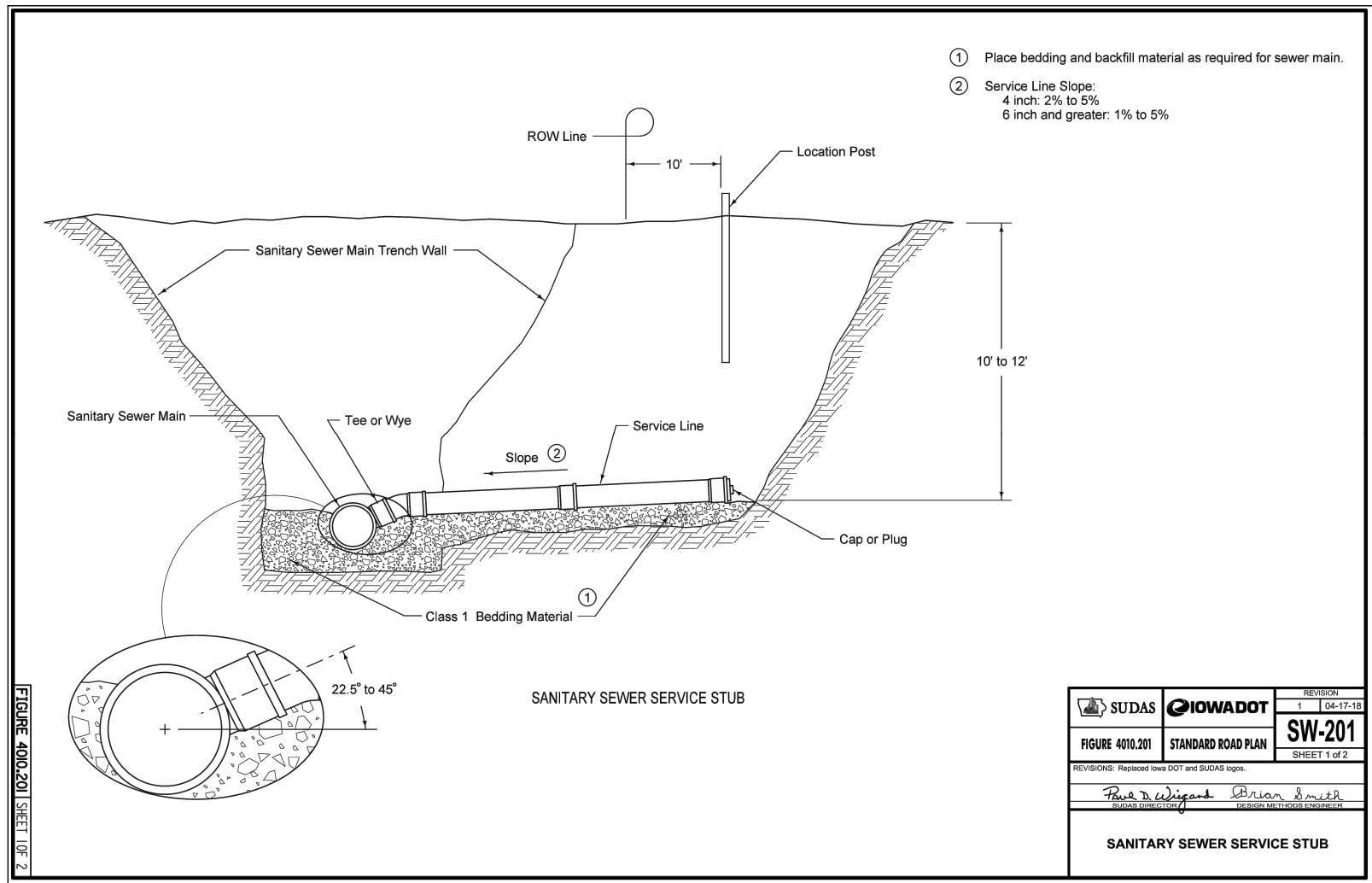
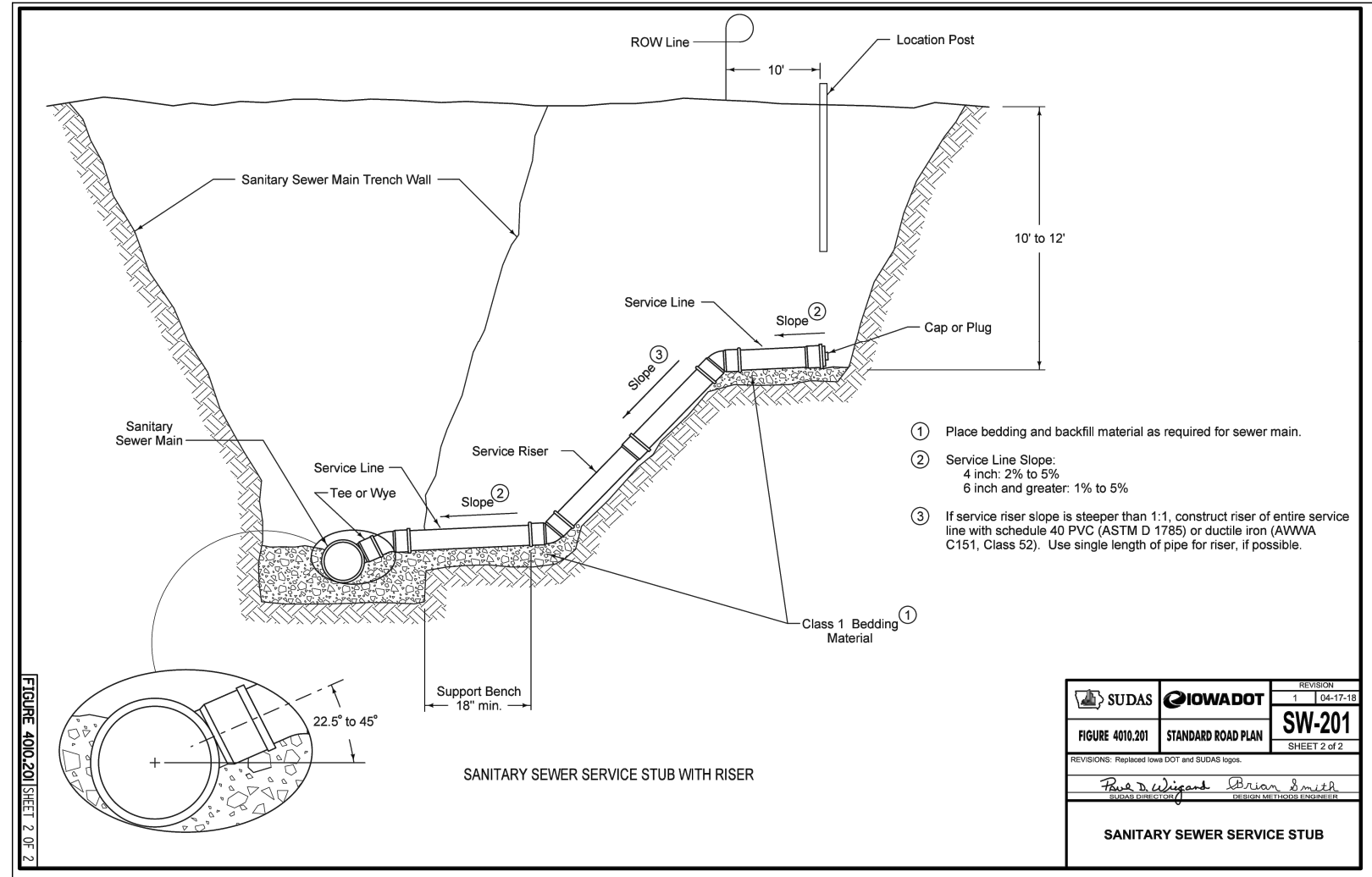
TYPICAL 31' B/B CROSS SECTION

NO SCALE



TYPICAL 41' B/B CROSS SECTION

NO SCALE



Civil Engineering Consultants, Inc.

2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

CEC

PUBLISH DATE: February 23, 2022

XX

PC

NEH

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

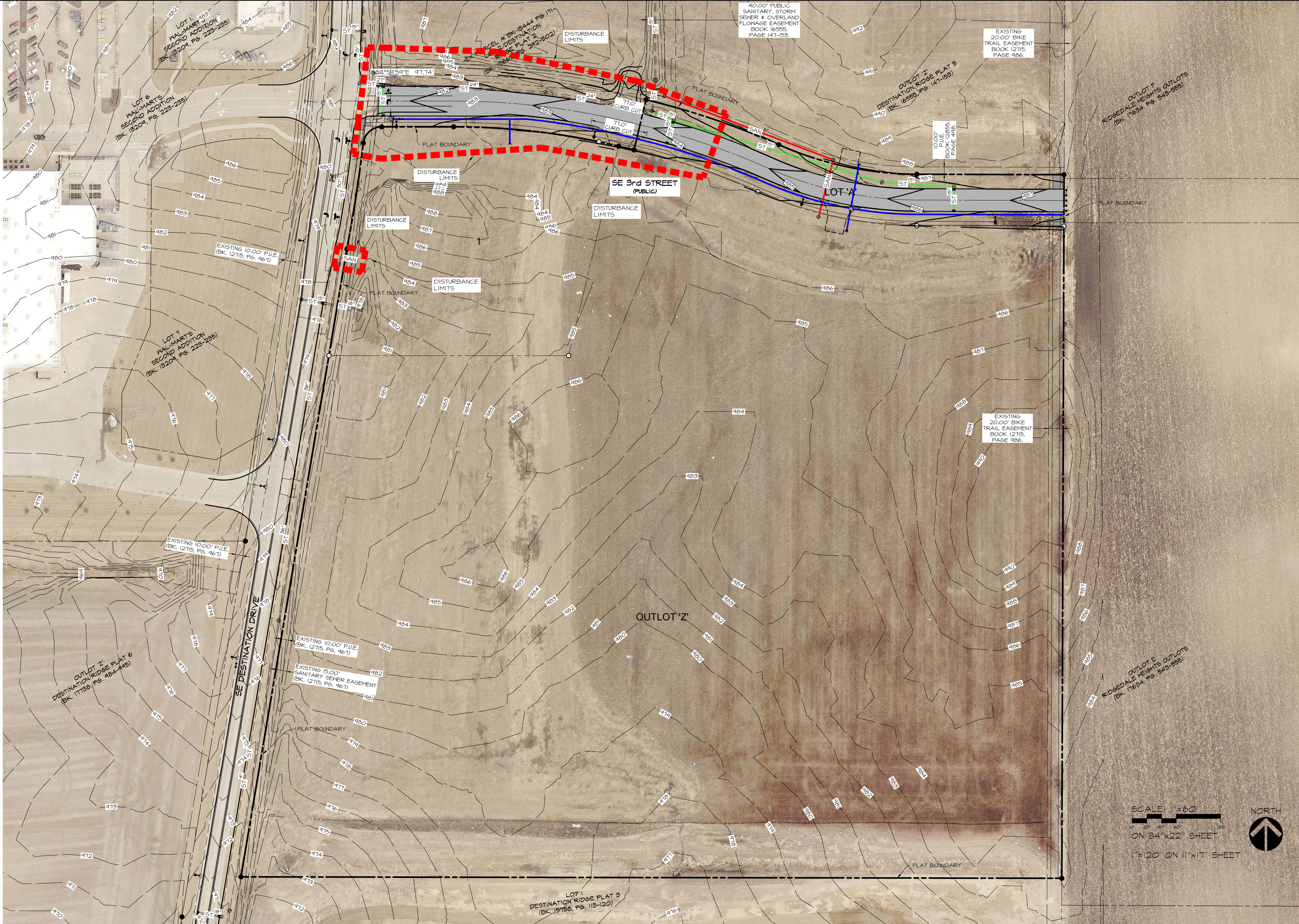
NOTES & INFORMATION SHEET

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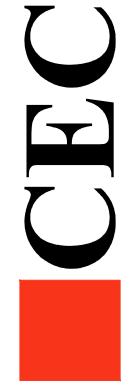
DESTINATION RIDGE PLAT 7

GRIMES, IOWA

DEMOLITION & CLEARING PLAN

PUBLISH DATE: February 23, 2022

DATE OF SURVEY:	XX
DESIGNED BY:	PC
DRAWN BY:	MEH



Civil Engineering Consultants, Inc.

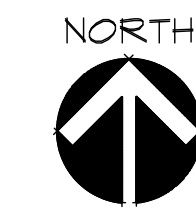
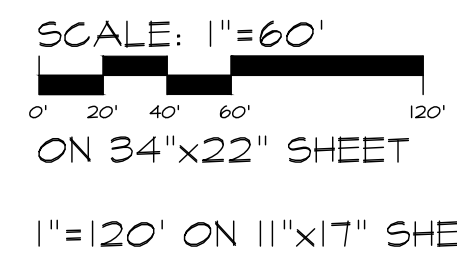
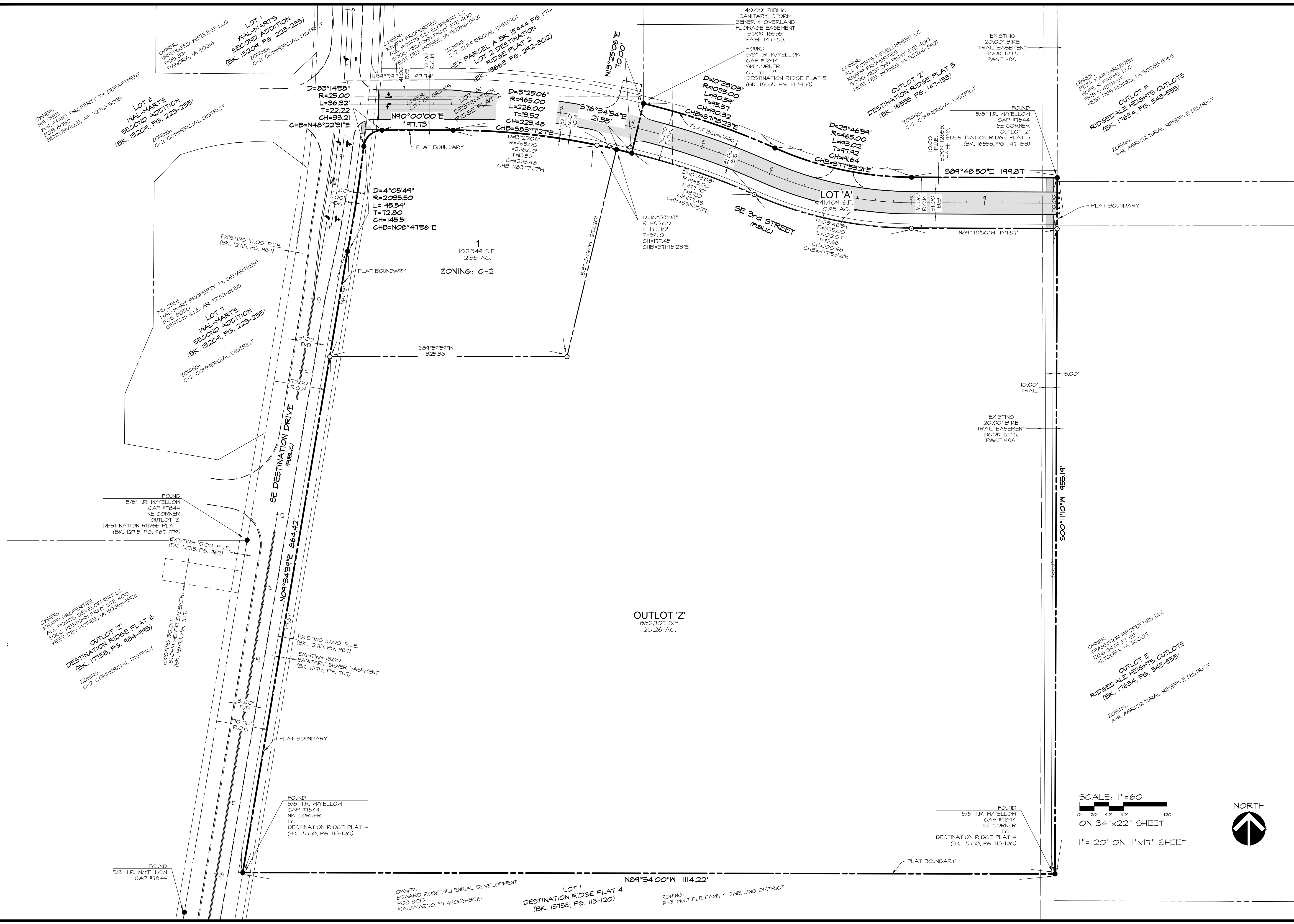
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

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OF
07

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PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

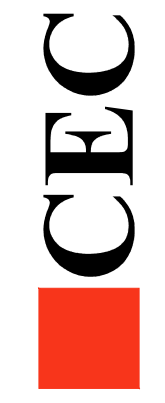
DIMENSION PLAN

SHEET
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OF 07
E8719

PUBLISH DATE: February 23, 2022

DATE OF SURVEY:
DESIGNED BY:
DRAIN BY:

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PC
MEH

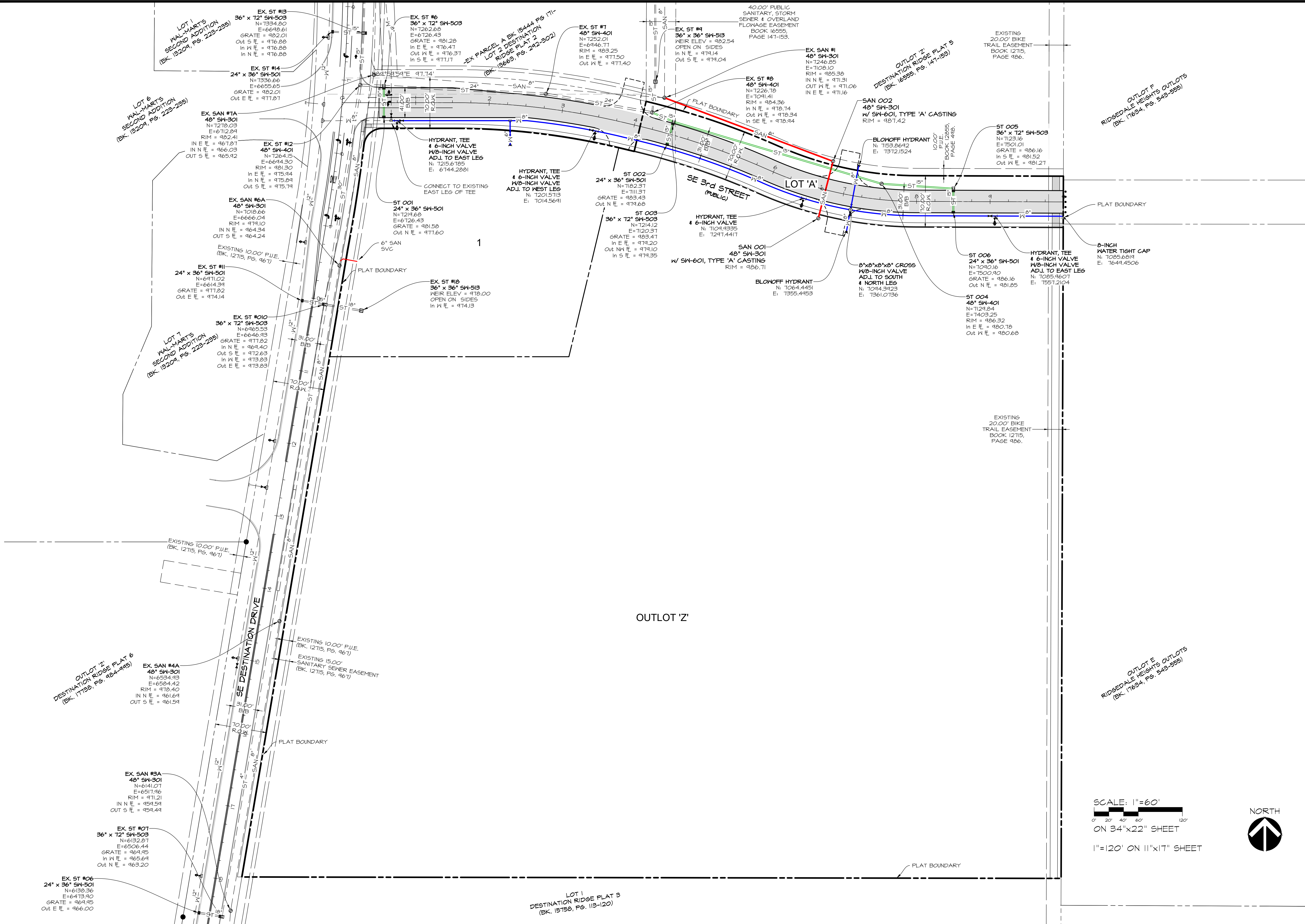


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PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

UTILITY PLAN

SHEET
06
OF 07

E8719

PUBLISH DATE: February 23, 2022

DATE OF SURVEY:	XX
DESIGNED BY:	PC
DRAWN BY:	MEH

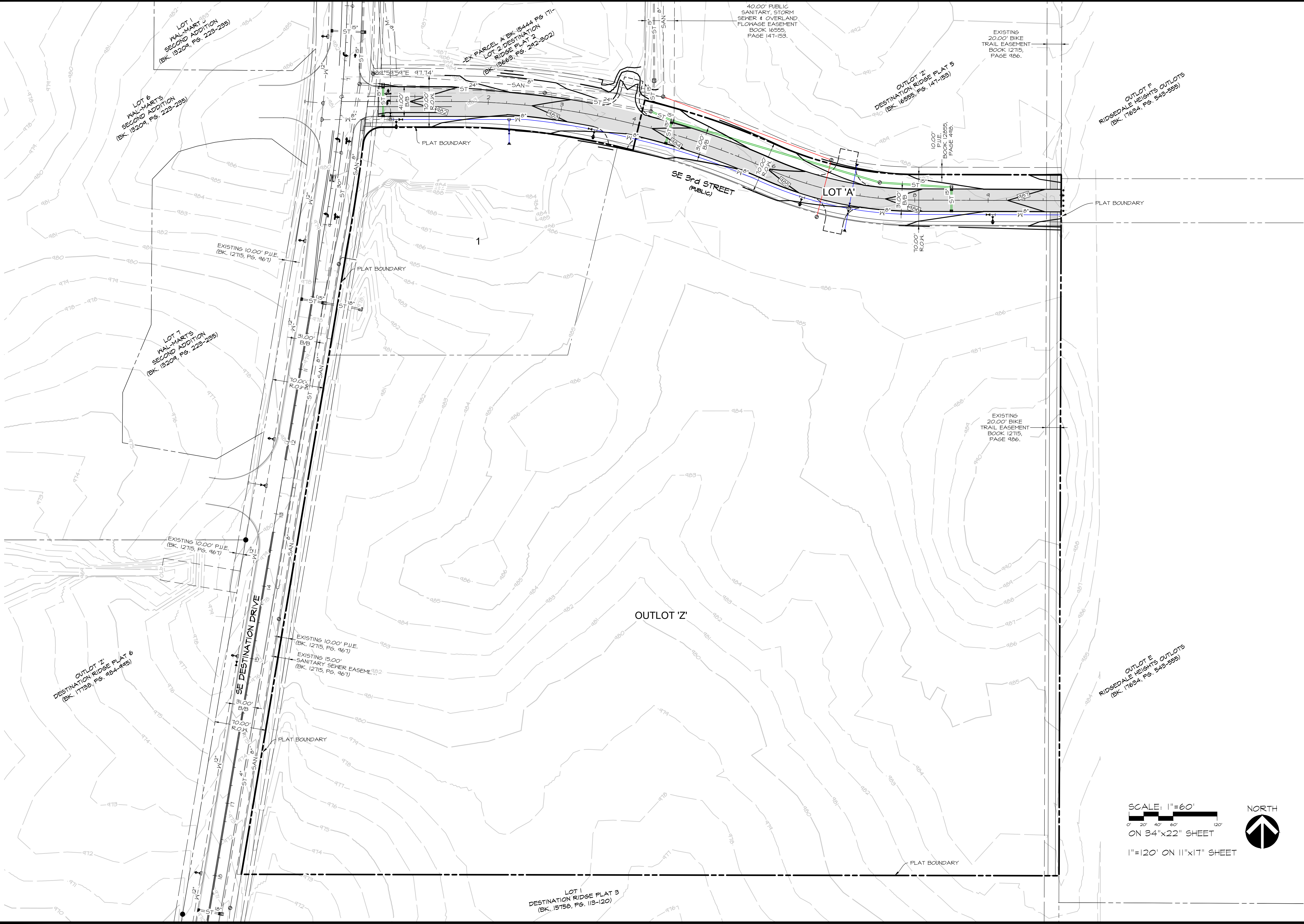


Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

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PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

GRADING PLAN

SHEET
01
OF 07

E8719

PUBLISH DATE: February 23, 2022

DATE OF SURVEY:	XX
DESIGNED BY:	PC
DRAWN BY:	MEH

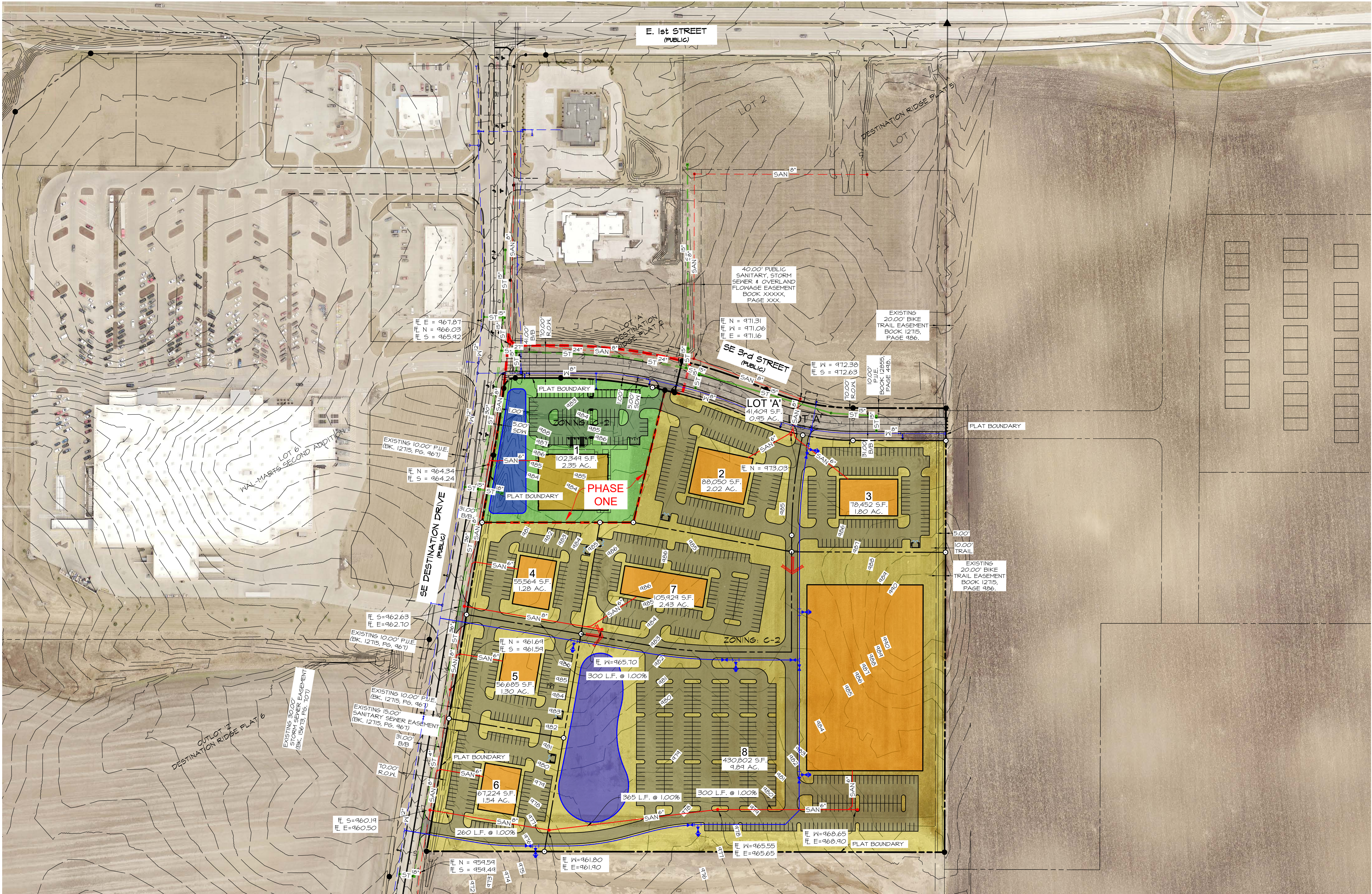


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SCALE: 1"=100'
ON 34"x22" SHEET

1"=200' ON 11"x17" SHEET



PRELIMINARY

DESTINATION RIDGE PLAT 7

GRIMES, IOWA

CONCEPTUAL LAYOUT

SHEET
OF

E8719

PUBLISH DATE: February 23, 2022

DATE OF SURVEY: XX
DESIGNED BY: PC
DRAWN BY: MEH

Civil Engineering Consultants, Inc.



2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

First Reading of Ordinance 760– James Point Rezone

SYNOPSIS:

The applicant is requesting approval of a rezoning from C-1 and R-3 Medium to R-3 Medium for approximately 3.69 acres generally located at the southwest corner of NW 27th Street and North James Street. The R-3 Medium zoning district will allow for townhomes dwellings, two family dwellings, multiple family dwellings.

In 2015, the Board of Adjustment issued a Special Use Permit to allow R-3 uses within the commercial zoning district on the property. In 2019, the zoning ordinance was amended to remove the provision to allow special use permits for residential uses in commercial districts. The property owner was granted one year after the ordinance change to act upon the previously issued special use permit. However, the special use permit was not acted upon and expired in 2020. Therefore, the property is required to be rezoned to allow R-3 uses across the entire property.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Final Plat James Pointe Plat 2 – 2011

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 03/01/2022

Special Use Permit Issued – Board of Adjustment 05/19/2015

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the James Point rezoning subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: March 1, 2022
RE: James Point – Rezoning

GENERAL INFORMATION:

Applicant:

James Point, LLC

Requested Action

Rezoning

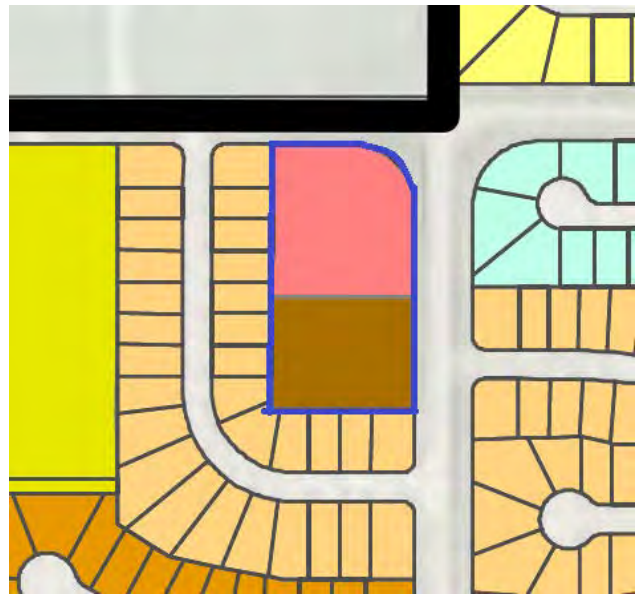
Location

Located at the southwest corner of NW 27th Street
and North James Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Neighborhood Commercial	C-1 and R-3
North	Vacant	Low Density Residential	Polk County Estate Residential District
South	Single-Family	Low Density Residential	R2-60
East	Single-Family	Low Density Residential	R2-60/R-4
West	Single-Family	Low Density Residential	R2-60

BACKGROUND:

The applicant is requesting approval of a rezoning from C-1 and R-3 Medium to R-3 Medium for approximately 3.69 acres generally located at the southwest corner of NW 27th Street and North James Street. The R-3 Medium zoning district will allow for townhomes dwellings, two family dwellings, multiple family dwellings.

ANALYSIS:

In 2015, the Board of Adjustment granted a Special use Permit to allow R-3 Medium residential use within the C-1 district. The provision to grant special use permits to allow residential uses within commercial districts has since been removed from the zoning ordinance and the special use permit granted for the site has expired. As such, the entire property needs to be rezoned to allow residential uses across the site.

The future land use plan calls for this property to be Neighborhood Commercial. By approving the rezoning to R-3 Medium, the future land use for this site would change to Medium Density Residential. Staff is supportive of the land use change given that the overall intensity of the site would be reduced by removing the C-1 zoning district. In addition, only a few low intensity commercial uses would be suitable for the area given the limited access to the site and single-family nature of the surroundings. Removing the C-1 district would ensure that higher intensity uses such as retail would not be permitted on the property. The change to Medium Density Residential is an appropriate alternative. To transition between the medium and low-density residential land uses, buffering will be provided between the townhome and single-family developments.

The James Street Corridor study has identified a roundabout is needed at the intersection of NW 27th Street and North James Street. The James Point project will need to dedicate additional right-of-way at the northeast corner of the site to accommodate the future roundabout improvements and is shown on the concept plan. The right-of-way will be dedicated to the City upon completion of the site.

The applicant desires to provide 26 attached townhome units with associated private streets and visitor parking. The R-3 Medium zoning district will allow up to 8 dwelling units per acre to be constructed. The current concept plan demonstrates a density of 7.05 dwelling units per acre.

The Development Agreement for the project is proposed to include the following development standards:

- R-3 Medium
 - o Density: Maximum 8 dwelling units per acre
 - o Minimum Lot Size: No minimum. Postage stamp lots permitted.
 - o Setbacks:
 - Front: 30' from external property lines
 - Side: 15' from external property lines
 - Rear: 30' from external property lines
 - o Maximum Height: 35', 2-stories
 - o Building Separation: 20'
 - o Minimum Living Area: 1,400 square feet
 - o Garage Size: Minimum 2-car attached garage per unit
 - o Open Space: Minimum 40%

Site Layout:

The concept plan shows one access point off of North James Street. Pedestrian access to the site will be provided via an 8' trail along NW 27th Street and North James Street and 5' internal sidewalks on at least one side of the private streets. Visitor parking is proposed at the northeast corner of the site. Detention will be located on the south side of the site within the existing detention easement.

Landscaping:

A minimum 20' wide buffer will be provided along the west and south sides of the site to provide screening between the existing single-family development and the James Point project. Street landscaping will be provided along NW 27th and North James Streets to enhance the site aesthetics and provide shade along the pedestrian corridor.

Utilities:

Sanitary sewer for the project will connect to the existing sanitary sewer on the west side of the site. Water will loop through the site and connect to the existing mains along NW 27th Street and North James Street.

Elevations:

Conceptual elevations have been provided to demonstrate the intended product type for the townhome units. Staff will review the elevations with the site plan to ensure compliance with the zoning ordinance and development agreement. Staff has asked for additional architecture elements such as porches, overhangs, and dormers for building facades that back up to NW 27th and North James Streets to dress up the rear elevations and enhance views along the public streets.

STAFF RECOMMENDATION:

Staff would recommend approval of the James Point rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 13, 2022~~

January 26, 2022

James Point, LLC

Attn: Jim Isenhardt

2331 NW Gabus Drive

Grimes, IA 50111

RE: James Point Rezone

Dear Mr. Isenhardt:

The Development Services Department is in receipt of a proposed Rezoning for James Point. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide consent from neighboring property owners. Please provide.~~
2. Provide legal description in Word document format. **Please provide a legal description of the area to be rezoned to the centerline of the road in Word format.**
- ~~3. Please loop the water line that dead ends at unit #8 across James St to connect to the existing main.~~
- ~~4. Proposed addresses are provided. See attached. Addresses are subject to change if modifications are made to the layout.~~
- ~~5. Label current zoning and proposed zoning. Based on the density, R-3 MED is the proposed zoning. Add R-3 to existing zoning as well. The property is currently both C-1 and R-3.~~
- ~~6. Label 8' trail along James and NW 27th St. Please add 8' trail along NW 27th and James St.~~
- ~~7. Label ROW to be dedicated to the City.~~
8. Please update the required visitor parking spaces to 6 spaces. Update total required spaces to 58.

9. Please provide an example elevation for the elevations that face out to James and NW 27th St. **Please provide.**
- ~~10. Please move landscaping outside of the ROW to be dedicated.~~
- ~~11. Provide landscaping along the west and south edges of the site. Typical buffer is one overstory tree, two understory trees and one evergreen tree for every 50 feet.~~
- ~~12. Label the setback between the buildings along James St. There needs to be 20' minimum.~~
- ~~13. What is the proposed living area square footage for the units? Please provide.~~
- ~~14. A Development Agreement is being drafted for review and will include development standards including parkland dedication, ROW dedication, and architecture requirements.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	January 19, 2022 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	February 1, 2022 at 5:30
COUNCIL MEETING:	February 22, 2022 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN

JAMES POINT

OWNER
JAMES POINTE, LLC
111 HEKILI STREET, SUITE A464
KAILUA, HAWAII 96734-2800

APPLICANT
TEAL CREEK HOMES
15920 HICKMAN ROAD, SUITE 400
BOX 225
CLIVE, IOWA 50325

ZONING
EXISTING: C-1 AND R-3
PROPOSED: R-3 MED MEDIUM DENSITY TWO OR MORE
FAMILY DWELLING DISTRICT

SETBACKS
FRONT-30'
REAR-30'
SIDE-15'

LAND USE
EXISTING: VACANT
PROPOSED: TOWNHOME DEVELOPMENT

SITE AREAS		
BUILDINGS	00,000 S.F.	00%
PAVING	00,000 S.F.	00%
SIDEWALKS	00,000 S.F.	00%
OPEN SPACE	00,000 S.F.	00%
TOTAL	160,669 S.F.	100%

OPEN SPACE
REQUIRED: 24,100 S.F. (15% OF SITE)
PROPOSED: 00,000 S.F. (00% OF SITE)

LEGAL DESCRIPTION
OUTLOT "Z" (EXCEPT JAMES POINTE PLAT 2) IN JAMES POINTE, AN
OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF
GRIMES, POLK COUNTY, IOWA, CONTAINING 3.688 ACRES MORE OR LESS.

LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
---	8" WATER MAIN & SIZE
---	8" SANITARY SEWER & SIZE
---	8" STORM SEWER & SIZE
---	UGT UNDERGROUND ELECTRIC CABLE
---	UGT UNDERGROUND TELEPHONE CABLE
---	CTV UNDERGROUND CABLE TV
---	6" GAS MAIN & SIZE
○	MANHOLE
□	INTAKE
⊕	HYDRANT
○ PP/LP	POWER POLE/LIGHT POLE
□ PP/LP	UTILITY BOX/TELEPHONE RISER
- - -	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
* * *	SILT FENCE OR APPROVED FILTRATION SOCK
☁	TREES

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

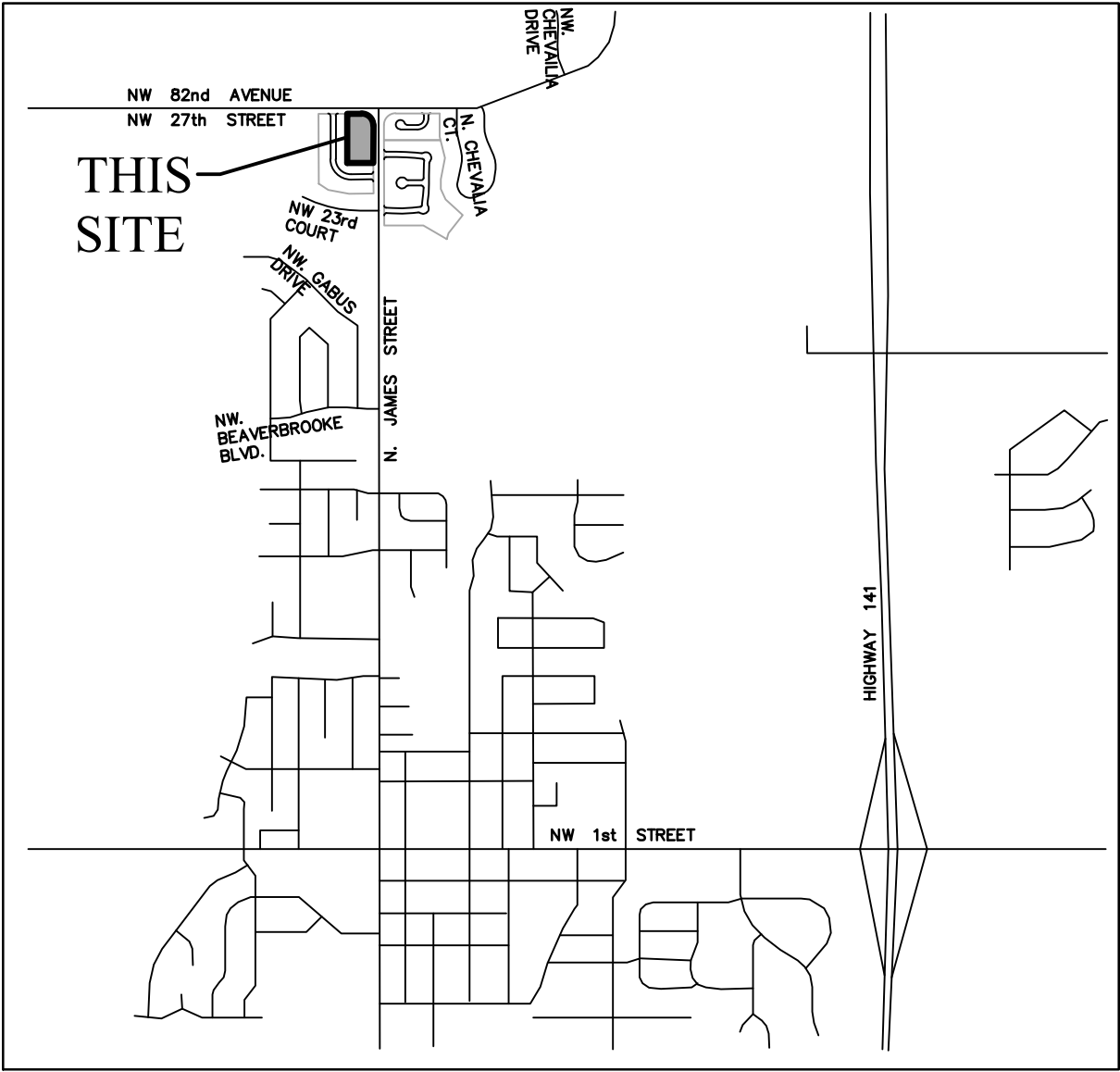
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021
REVISIONS:

APPROVED: --- INITIALS: --- AS-BUILT: ---

SITE PLAN GRIMES

JOB NUMBER
CC 2575
SHEET 1 OF 4

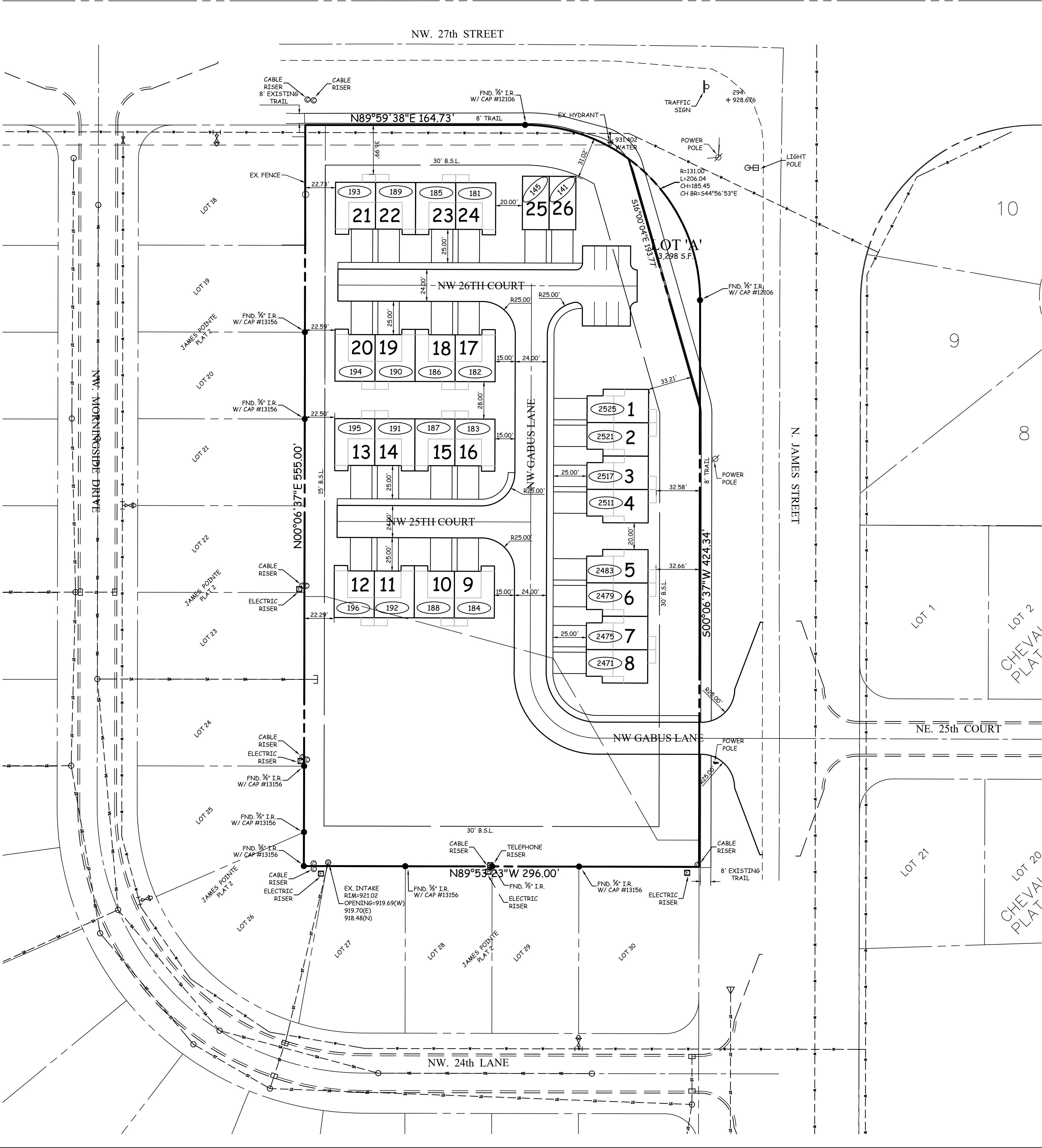


VICINITY SKETCH

PARKING REQUIREMENTS
REQUIRED: 2 SPACES PER UNIT, PLUS 1 VISITOR SPACE PER 5 UNITS.
REQUIRED: 58 SPACES (52 SPACES + 6 VISITOR SPACES)
PROPOSED: 112 SPACES

CONSTRUCTION SCHEDULE
ERECT BUILDING SPRING 2022
PAVING SPRING 2022
GRADING/LANDSCAPING SPRING 2022
FINAL INSPECTION SPRING 2022

NOTES
1. LOT 'A' TO BE DEEDED TO THE CITY OF GRIMES FOR PUBLIC STREETS



SITE PLAN
GRIMES

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1/2 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY.
8. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR WITHIN 24 HOURS.
11. SILT FENCING TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED BY THE CITY OF GRIMES IN AREAS WHERE EROSION IS EVIDENT.
13. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTATION UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. NO DRAINAGE SHALL FLOW OVER ANY SIDEWALKS.
15. PAVEMENT SHALL BE 6-INCH P.C.C.
16. 3-INCH ROLL CURB WHERE INDICATED.

LEGEND

- EXISTING/PROPOSED
- | | |
|------------------------------------|--|
| — PLAT BOUNDARY | — 8" WATER MAIN & SIZE |
| — W 8" SANITARY SEWER & SIZE | — SAN 8" STORM SEWER & SIZE |
| — ST 8" UNDERGROUND ELECTRIC CABLE | — UGE UNDERGROUND TELEPHONE CABLE |
| — UGT UNDERGROUND CABLE TV | — G 4" GAS MAIN & SIZE |
| ○ MANHOLE | □ INTAKE |
| ▽ HYDRANT | • PP/LP POWER POLE/LIGHT POLE |
| □ UTILITY BOX/TELEPHONE RISER | — EXISTING CONTOURS |
| — PROPOSED CONTOURS | — SILT FENCE OR APPROVED FILTRATION SOCK |
| ☁ TREES | |

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

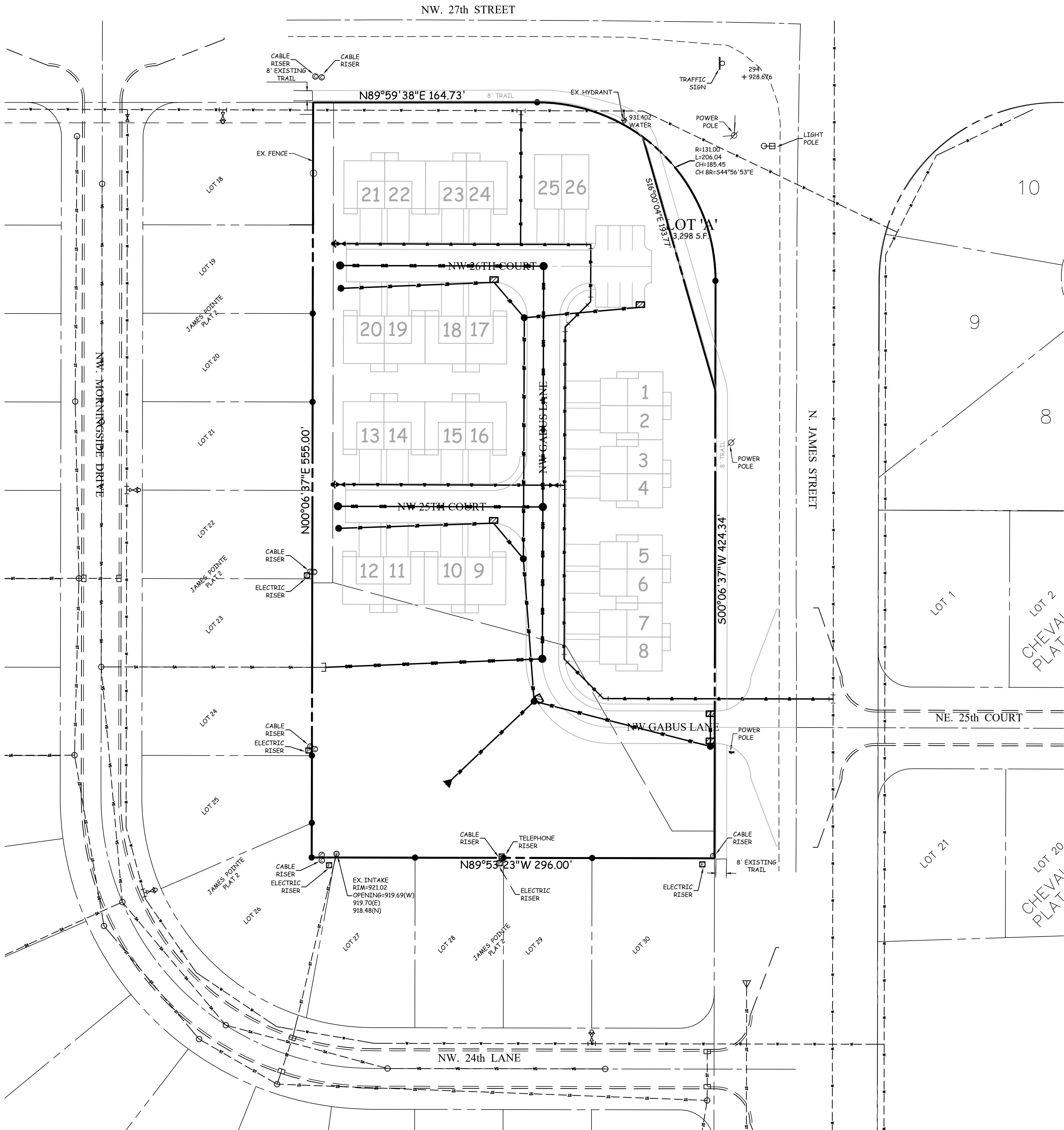
DATE: 12-22-2021
REVISIONS: JOB NUMBER

APPROVED: --- INITIALED: --- AS-BUILT: ---
SCALE: 1"=40'

SITE PLAN
GRIMES
SHEET
2 OF 4



SITE PLAN
GRIMES



UTILITY NOTES

1. General Notes:
- a. All work shall be done in accordance with the current version of the Urban Standards Specifications for Public Improvements on the date of approval and the City of Grimes Supplemental Specifications.
 - b. A preconstruction meeting is required prior to the start of construction. The Contractor shall be responsible to coordinate this meeting. Contact Brandt Williamson with FOX Engineering (515.233.0000).
 - c. All permits (IDNR, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
 - d. The Developer and/or Contractor shall be responsible to provide the City of Grimes with Record Drawings of all improvements as per City standard procedures.
 - e. A Knox box is required by the fire department and shall be obtained at City Hall.
 - f. All site lighting shall not spill onto adjacent properties or right-of-ways.

2. Sanitary Sewer Notes:

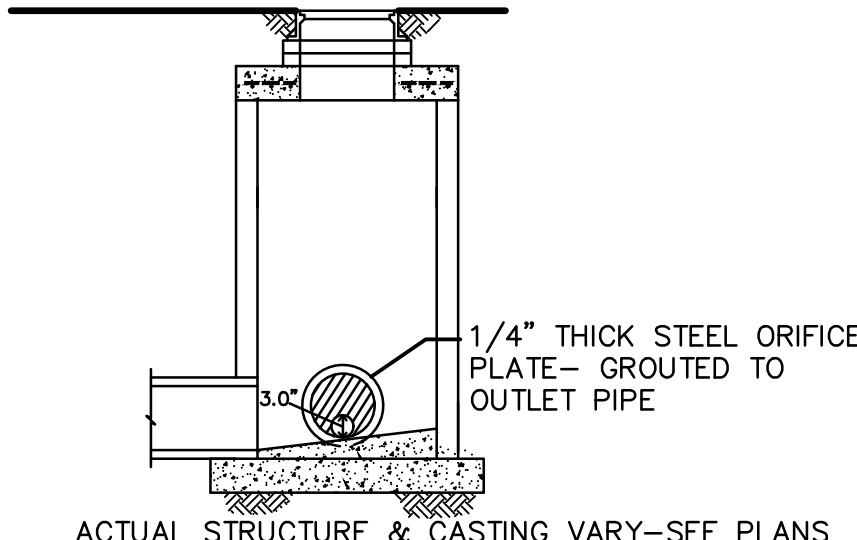
- a. The Contractor is required to place a temporary plug in the existing downstream sanitary sewer manhole prior to the start of construction. The plug shall be removed following approval of construction by the City of Grimes.
- b. Sanitary gravity pipe material shall be PVC SDR 26 or Truss (8" to 15").
- c. Sanitary gravity service pipe material shall be PVC SDR 23.5 (4" to 6").
- d. All sanitary sewer manholes shall have steps.
- e. All sanitary sewer manholes castings shall be sealed with interior chimney seals.
- f. All sanitary sewer manhole castings located within pavement shall be boxed out.
- g. Sanitary Sewer testing & televising (8" to 15") shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

3. Water Main Notes:

- a. All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MI Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
- b. All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags can be removed.
- c. A tracer wire receptacle shall be installed at each hydrant.
- d. All valves shall be resilient wedge gate valves.
- e. Water service shall be 1-inch minimum type K copper.
- f. If there are multiple meters requested for a multi-tenant building, each unit shall have its own service.
- g. Pressure test and disinfection of the water service/main is required. The filling of the water main shall be done by Thorpe Water Development Company. The Bacteria test and submittal of test to lab shall be done by the Developer and results provided by FAX to US Water at 515-986-7300. If the test does not pass, the Contractor will be required to pay for all the water used to repeat the test. A copy of the bacteria results shall be sent to Thorpe Water Development Company.

4. Storm Sewer Notes:

- a. All storm sewer in the ROW shall be RCP, unless otherwise approved by the City.
- b. All flared end sections shall have footings and apron grates. The last 3 pipe sections and the flared end section on all culverts shall be tied. All storm sewer joints shall be wrapped with engineering fabric.
- c. The Contractor is responsible for repairing any field tile damaged during construction. The tile should be directed to public storm sewer if possible. The Contractor shall record the elevation and location of all tiles.
- d. All sump service lines shall have tracer wire.



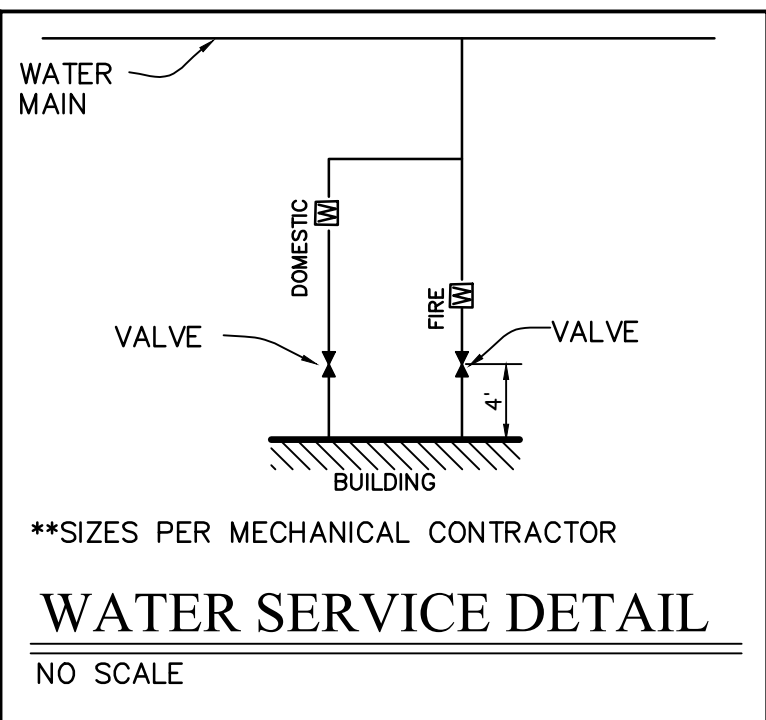
ACTUAL STRUCTURE & CASTING VARY-SEE PLANS

OUTLET RESTRICTION DETAIL

NOT TO SCALE

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV 6 4" UNDERGROUND CABLE TV
 - GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RISER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES



**SIZES PER MECHANICAL CONTRACTOR

WATER SERVICE DETAIL

NO SCALE

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021
REVISIONS: JOB NUMBER

APPROVED: --- INITIALED: --- AS-BUILT: ---
SCALE: 1"=40'

SITE PLAN
GRIMES
SHEET
3 OF 4



SITE PLAN
GRIMES

PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
00	AR	Acer rubrum 'Red Sunset' RED MAPLE	2" CAL.	TS/B&B	SEE PLAN
00	GT	Gleditsia tricanthos 'inermis' SUNBURST HONEYLOCUST	2" CAL.	TS/B&B	SEE PLAN
00	P6	Picea glauca conica ALBERTA DWARF SPRUCE	18"-24" ht.	CONT.	SEE PLAN
00	SB	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	18"-24" ht.	CONT.	SEE PLAN
00	EA	Euonymus alatus 'compacta' DWARF BURNING BUSH	18"-24" ht.	CONT.	SEE PLAN
00	CS	Cornus stolonifera DWARF RED TWIG DOGWOOD	18"-24" ht.	CONT.	SEE PLAN
00	VO	Viburnum opulus nana DWARF VIBURNUM	18"-24" ht.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING:
1 TREE FOR EVERY 40 LF. ALONG PERIMETER OF PARKING LOT.
BASED ON 445 LF.

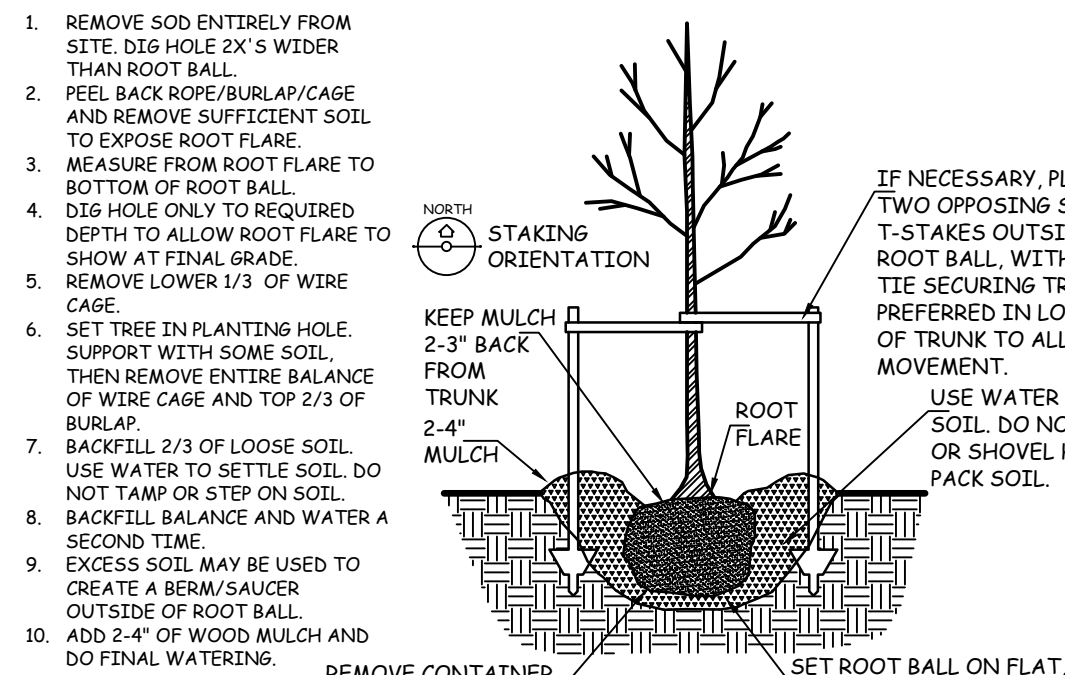
REQUIRED: 00 TREES
PROPOSED: 00 TREES

NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN DESIGN STANDARDS CITY OF URBANDALE SUPPLEMENTAL SPECIFICATIONS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH URBAN DESIGN STANDARDS AND CITY OF URBANDALE ADDENDUMS.
5. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
6. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
7. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
8. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
9. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
10. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
11. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
12. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - W 8" WATER MAIN & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - ST 8" STORM SEWER & SIZE
 - UGE UNDERGROUND ELECTRIC CABLE
 - UGT UNDERGROUND TELEPHONE CABLE
 - CTV UNDERGROUND CABLE TV
 - G 4 GAS MAIN & SIZE
 - MANHOLE
 - INTAKE
 - HYDRANT
 - POWER POLE/LIGHT POLE
 - UTILITY BOX/TELEPHONE RISER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SILT FENCE OR APPROVED FILTRATION SOCK
 - TREES



NOTE:

- STAKING OF STREET TREES LOCATED IN THE CITY R.O.W. IS NOT ALLOWED.
- DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE.

DECIDUOUS TREE
PLANTING & STAKING DETAIL

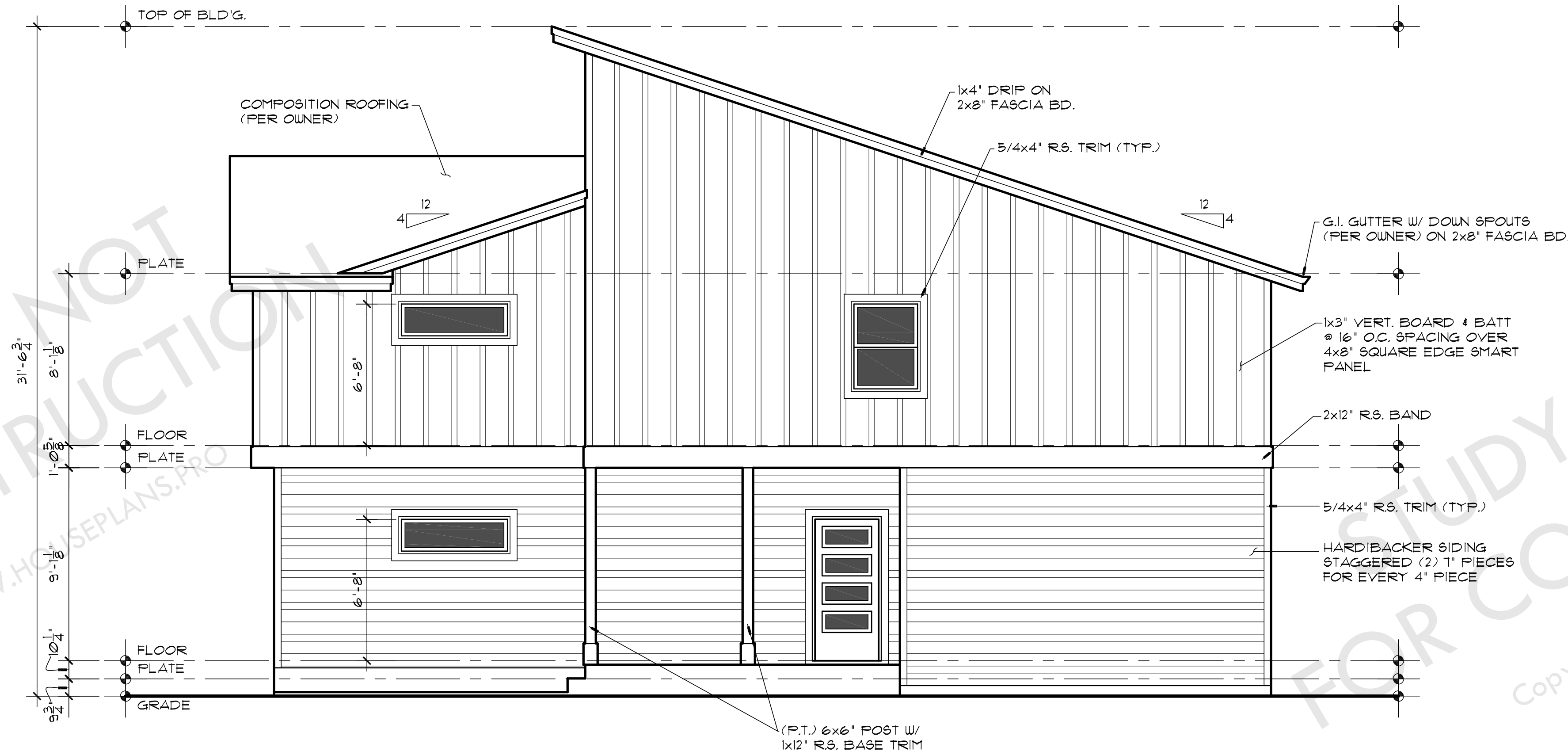
NO SCALE

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2021 REVISIONS:	JOB NUMBER CC 2575
APPROVED: --- INITIALED: --- AS-BUILT: ---	SHEET 4 OF 4





Right Side Elevation

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SCALE: 1/4"=1'-0"

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Front Elevation

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SCALE: 1/4"=1'-0"

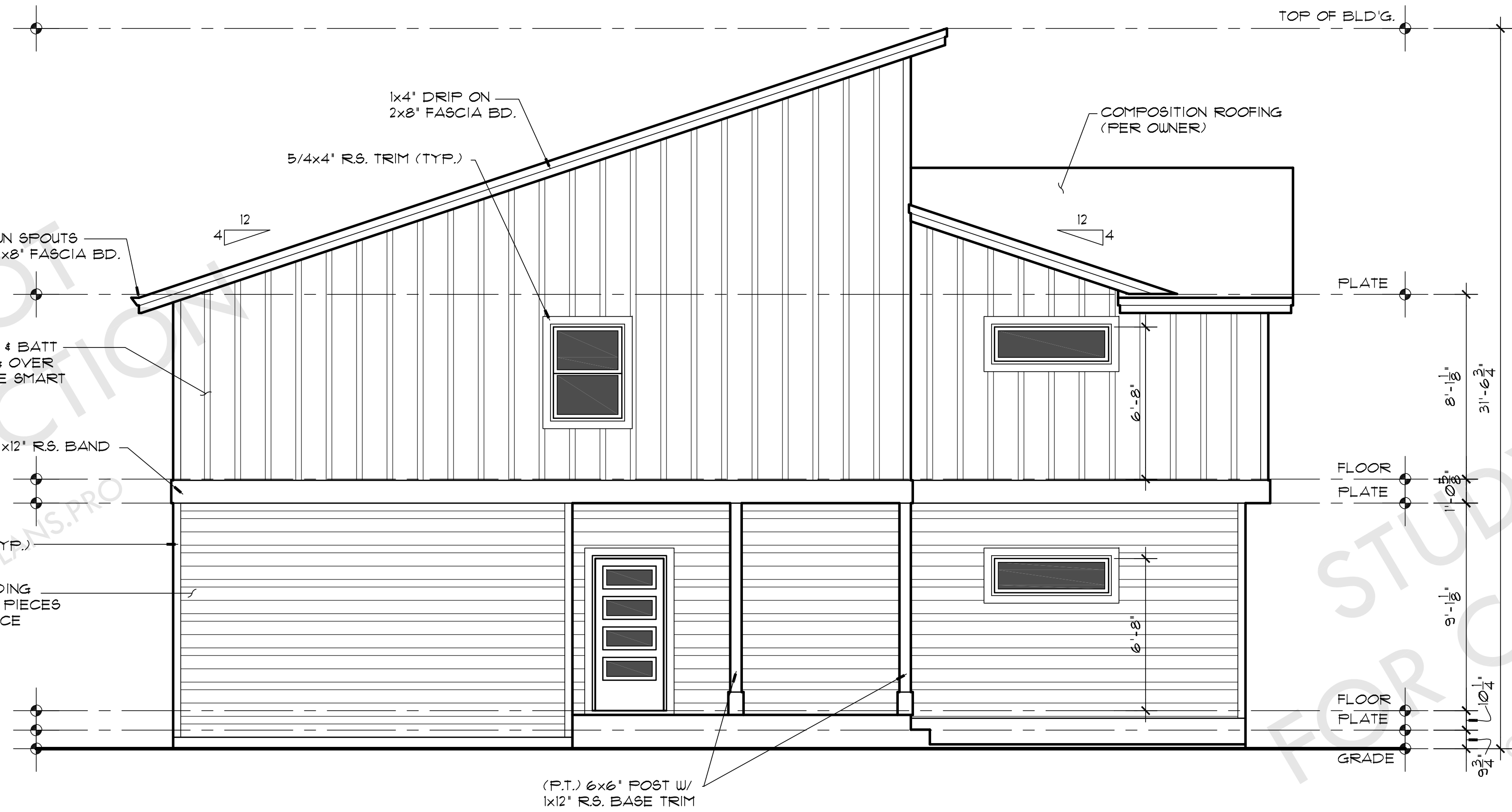
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building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	F-603
DRAWN BY: CFB	
CHECKED BY: DAW	
DATE: 1/20/20	

SHEET	1	OF	11
PLAN NUMBER:	F-610		

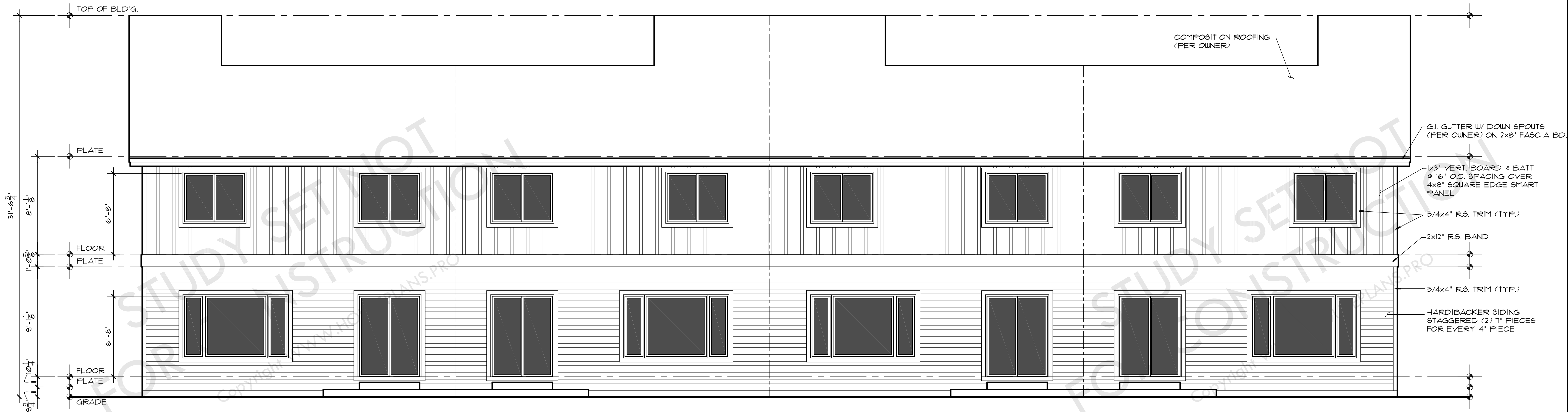


Left Side Elevation

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SCALE: 1/4"=1'-0"

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Rear Elevation

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SCALE: 1/4"=1'-0"

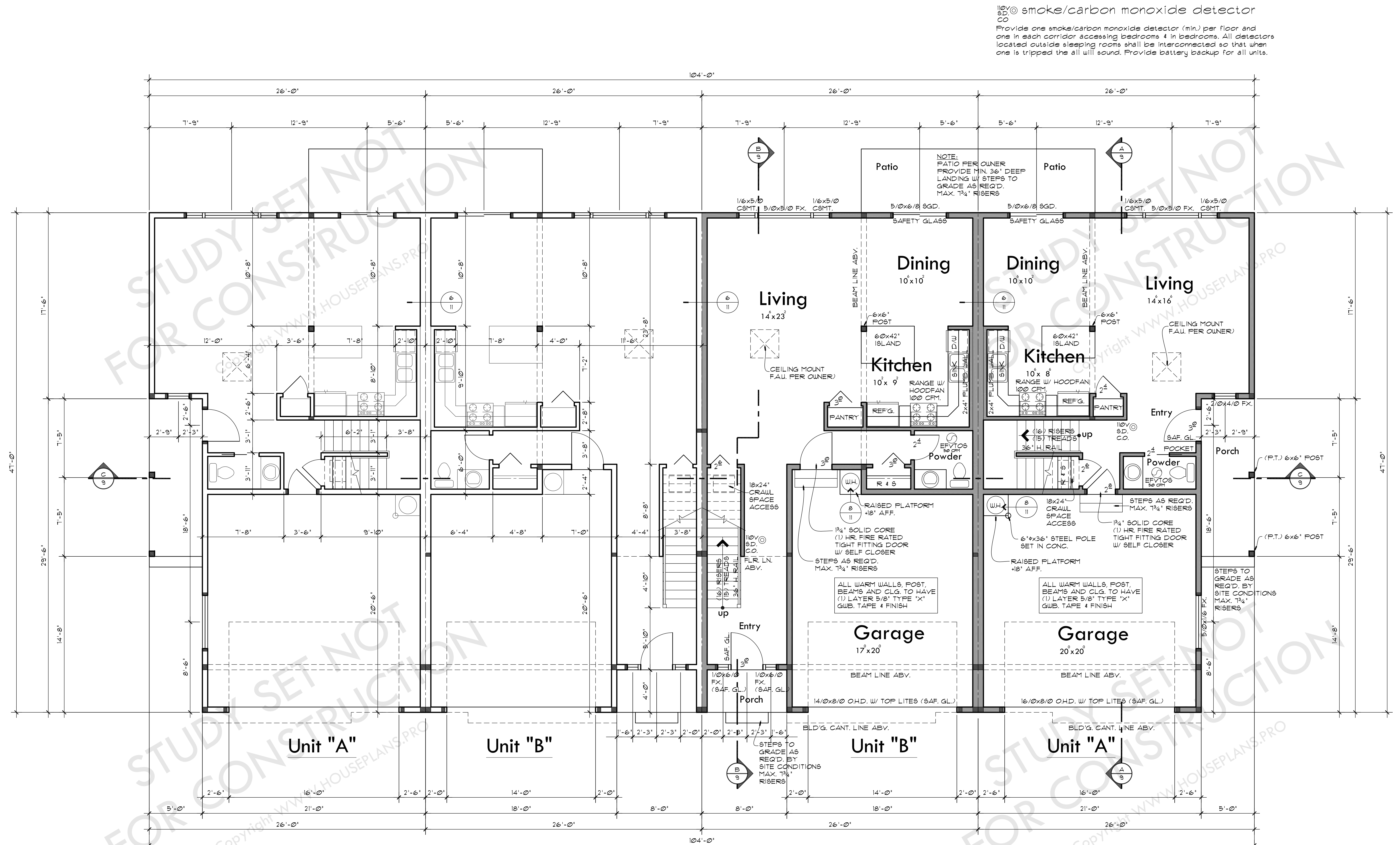
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REVISIONS	
REVISED BY	F-609
DRAWN BY	CFB
CHECKED BY	DAW
DATE	1/20/20

SHEET
2
OF
11
PLAN NUMBER
F-610



10/10 smoke/carbon monoxide detector
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

NOTE:
ALL NOTES & DIMENSIONS TYPICAL
EACH UNIT

Unit "B" Square Footage:
Main Floor:— 814 sq. ft.
Upper Floor:— 1080 sq. ft.
Total Living:— 1894 sq. ft.
Garage— 376 sq. ft.

Unit "A" Square Footage:
Main Floor:— 664 sq. ft.
Upper Floor:— 1078 sq. ft.
Total Living:— 1742 sq. ft.
Garage— 431 sq. ft.

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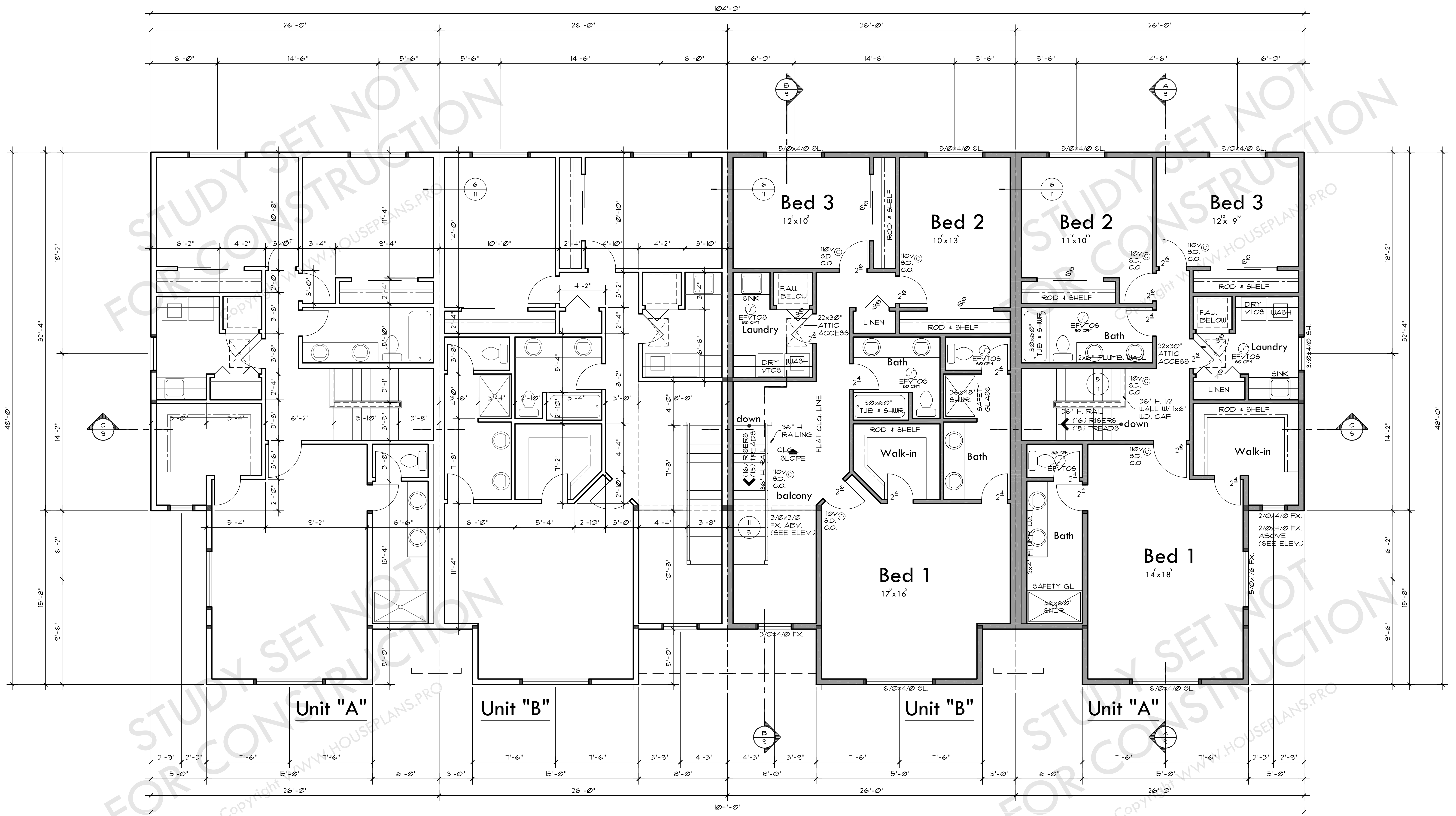
Main Floor Plan
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SCALE: 1/4"=1'-0"

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REVISIONS	F-609
DRAWN BY: CFB	CHECKED BY: DAW
SHEET 5	OF 11
PLAN NUMBER: F-610	DATE: 1/20/20



110V smoke/carbon monoxide detector
CO
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

NOTE:
ALL NOTES & DIMENSIONS TYPICAL
EACH UNIT

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Upper Floor Plan
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SCALE: 1/4"=1'-0"

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REVISIONS	F-609
DRAWN BY: CFB	CHECKED BY: DAW
DATE: 1/20/20	
SHEET 7	OF 11
PLAN NUMBER: F-610	

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ORDINANCE #760

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 12-3-5 TO PROVIDE FOR THE FOLLOWING REZONING REQUEST FOR JAMES POINT:

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 3.69 acres legally described on Exhibit A (the "Property") from C-1 (General Commercial District) and R-3 Medium (Medium Density Two or More Family Dwelling District) to R-3 Medium (Medium Density Two or More Family Dwelling District).

SECTION 2. ADDITIONAL ZONING RESTRICTIONS. As part of this Ordinance and the rezoning established herein, certain permanent conditions and restrictions are hereby imposed upon the Property, which conditions and restrictions are in addition to existing regulations for the R-3 Medium Zoning Classification. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and James Point, LLC. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Grimes, Iowa; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor. All such conditions and restrictions are established and such Agreement executed and entered into, pursuant to and in accordance with the provisions of Section 414.5 of the 2021 Code of Iowa, as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved by the City Council on this _____ day of _____ 20__.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

Exhibit A

Legal Description of Property

OUTLOT 'Z' (EXCEPT JAMES POINTE PLAT 2) IN JAMES POINTE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, AND THE ADJOINING HALF-STREET RIGHT-OF-WAY. SAID OUTLOT 'Z' AND RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z' (EXCEPT JAMES POINTE PLAT 2); THENCE N00°06'37"E 615.54 FEET TO THE CENTERLINE OF NW. 27TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE, EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NW. 27TH STREET AND N. JAMES STREET, SAID POINT BEING THE EAST ¼ CORNER OF SECTION 30, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY, IOWA; THENCE, SOUTHERLY ALONG THE CENTERLINE OF N. JAMES STREET AS IT IS PRESENTLY ESTABLISHED TO THE EXTENDED SOUTH LINE OF SAID OUTLOT 'Z' (EXCEPT JAMES POINTE PLAT 2); THENCE, S89°53'23"W 355.97 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.040 ACRES MORE OR LESS.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of March 22, 2022

AGENDA HEADING:

Princeton Subdivision Plat 4 – Final Plat

SYNOPSIS:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property located at the northwest corner of SE 19th Street and NE Destination Drive. The proposed preliminary plat will provide for two lots approximately 1.21 acre and 0.56 acres in size. The property has already been developed with two buildings. Each building will be located on its own lot. The proposed subdivision will meet the required development standards such as setbacks, parking, and open space.

In December 2021, the Board of Adjustment granted a variance for this project to allow the creation of a lot less than one acre within the Highway 141 Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved 1884 SE Destination Drive Site Plan Amendment – 2021

Approved Preliminary Plat – 2022

BOARD/COMMISSION ACTION(S):

Approved by Planning and Zoning Commission – 01/04/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the final plat for Princeton Subdivision Plat 4, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: January 4, 2022
RE: Princeton Subdivision Plat 4 – Final Plat

GENERAL INFORMATION:

Applicant:

JM Commercial Holdings LLC

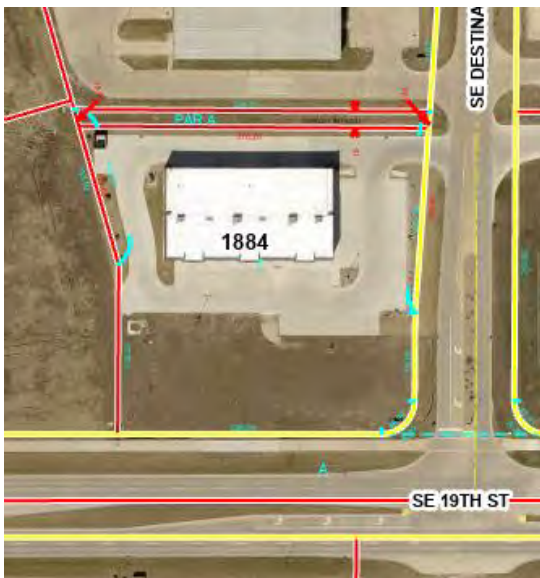
Requested Action

Final Plat

Location

1884 SE Destination Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Light Industrial	M-1A
North	Industrial	Light Industrial	M-1A
South	Vacant	Mixed Use 2	M-1A
East	Industrial	Light Industrial	M-1A
West	Vacant	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the property located at the northwest corner of SE 19th Street and NE Destination Drive. The proposed preliminary plat will provide for two lots approximately 1.21 acre and 0.56 acres in size. The property has already been developed with two buildings. Each building will be located on its own lot. The proposed subdivision will meet the required development standards such as setbacks, parking, and open space.

In December 2021, the Board of Adjustment granted a variance for this project to allow the creation of a lot less than one acre within the Highway 141 Corridor District.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and will indicate the appropriate easements. The site can be accessed from one shared driveway off of SE Destination Drive. Pedestrian access is existing along SE 19th Street. A future sidewalk will be provided along SE Destination Drive. Sanitary service for both lots is provided off of SE 19th Street and water service is provided off of SE Destination Drive.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Princeton Subdivision Plat 4, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~December 22, 2021~~

~~March 9, 2022~~

March 10, 2022

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Princeton Subdivision Plat 4 Final Plat

Dear Ms. Ollendike:

The Development Services Department is in receipt of a proposed Final Plat for the Princeton Subdivision Plat 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide \$2000 plat review fee.~~
- ~~2. A preliminary plat will also be required with \$2000 plat fee.~~
- ~~3. Add the addresses for each lot.~~
 - ~~a. Lot 1 1884 SE Destination Drive~~
 - ~~b. Lot 2 1890 SE Destination Drive~~
- ~~4. Provide a vicinity sketch.~~
- ~~5. Label ingress/egress, sanitary, and storm sewer easements. Label these easements as private on the plat.~~

Legal Comments:

- ~~1. Title opinion~~
- ~~2. Consent(s) to Plat~~
 - ~~a. Owner consent~~
 - ~~b. Mortgagee consent (if applicable)~~

- ~~3. Treasurer's Certificate~~
- ~~4. County Subdivision Name Approval~~
- ~~5. Legal description in Word format~~
- ~~6. Easement documents and legal descriptions~~
- ~~7. Declaration and Covenants, Restrictions and Easements~~
- ~~8. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.~~
- ~~9. Update ingress/egress, sanitary, and storm sewer easement documents to be private easements.~~
- ~~10. Revise references to Autumn Park Plat 7 and Autumn Park Townhome Association within the Storm Water Management document.~~
- ~~11. Some of the references within the storm water facility maintenance easement document do not apply to the stormwater management facility as there is an underground management system rather than a typical above ground basin. Please revise document accordingly.~~
- ~~12. Please provide a contact name, phone number, email for the Princeton Commercial Owners Association, Inc. Staff will keep this information on file should we ever need to contact the association.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	December 28, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	January 4, 2022 at 5:30 if preliminary plat is submitted December 28, otherwise P&Z will be February 1, 2022
COUNCIL MEETING:	March 22, 2022

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

INDEX LEGEND

LOCATION: PT LOT 7 PRINCETON SUBDIVISION PLAT 1
GRIMES, POLK COUNTY, IOWA

REQUESTOR: JM COMMERCIAL HOLDINGS, LLC

PROPRIETOR: JM COMMERCIAL HOLDINGS, LLC
2159 GRAND AVENUE
WEST DES MOINES, IOWA 50265

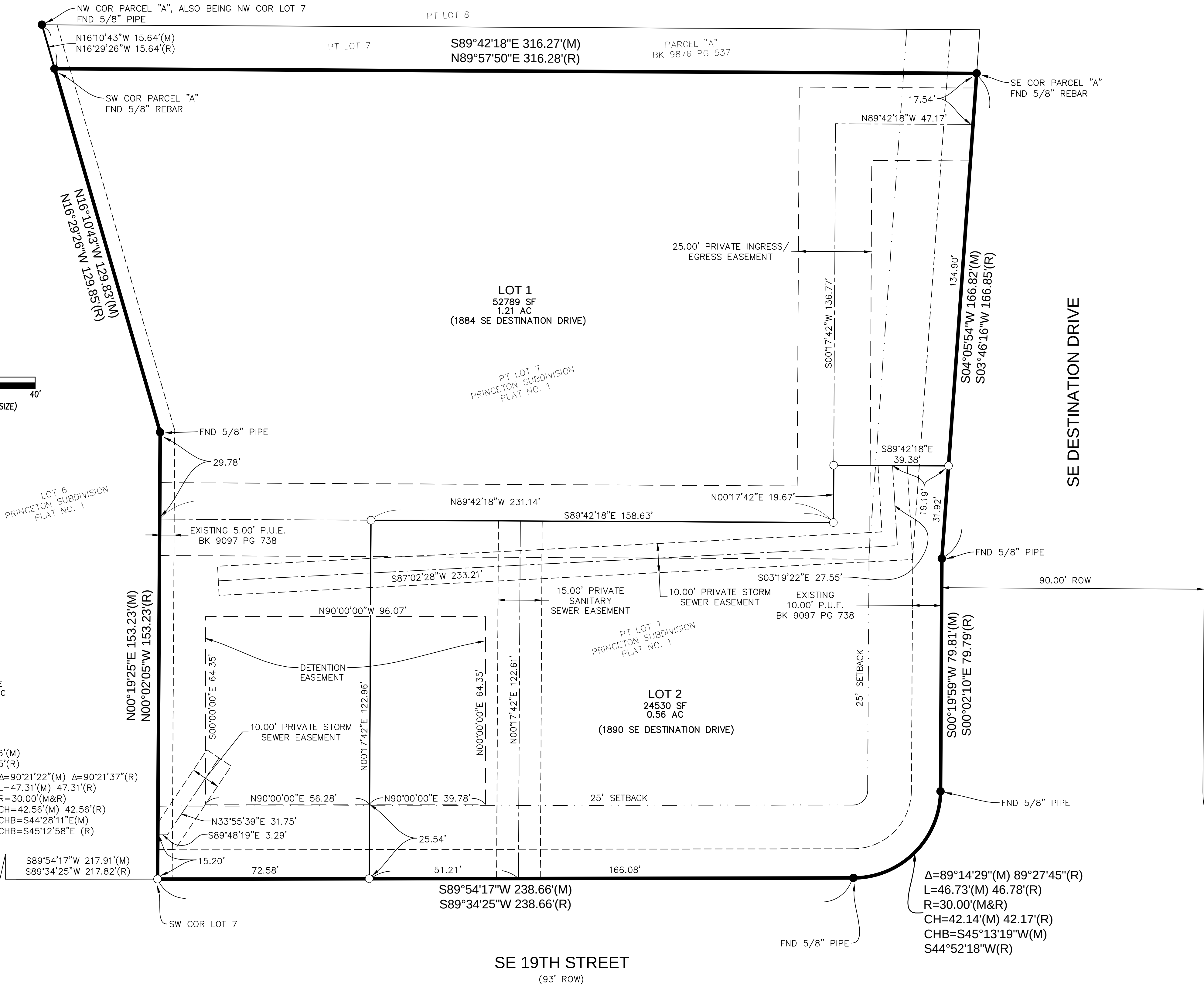
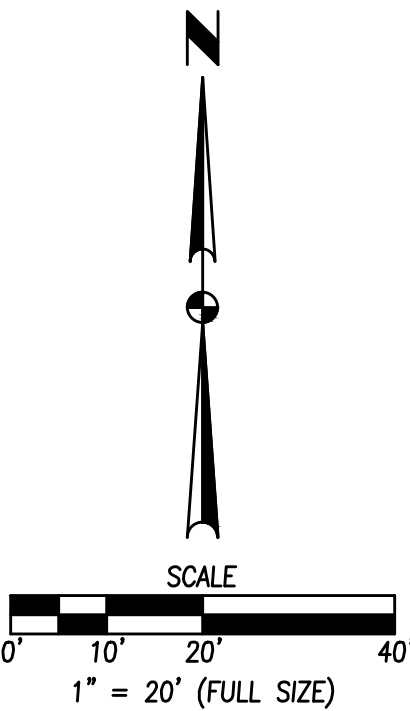
SURVEYOR: MICHAEL A. BROONER

SURVEYOR
COMPANY: CIVIL DESIGN ADVANTAGE

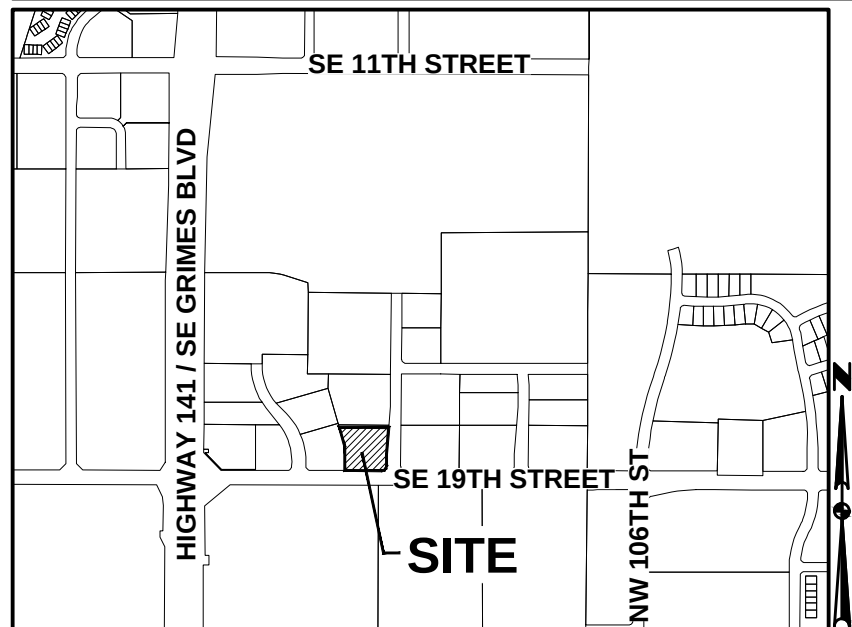
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PRINCETON SUBDIVISION PLAT 4

FINAL PLAT



VICINITY MAP (NOT TO SCALE)



OWNER / DEVELOPER

JM COMMERCIAL HOLDINGS, LLC
CONTACT: MATTHEW GUSTAFSON
2159 GRAND AVENUE
WEST DES MOINES, IOWA 50265

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY

AUGUST 13, 2021

PLAT DESCRIPTION

LOT 7, PRINCETON SUBDIVISION PLAT NO. 1, AN OFFICIAL PLAT

EXCEPT PARCEL "A" OF SAID LOT 7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 9876, PAGE 537.

ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 1.77 ACRES (77,314 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

M1-A COMMERCIAL LIMITED LIGHT INDUSTRIAL DISTRICT:
TRANSPORTATION OVERLAY

PROPERTY IS ALSO WITHIN ZONE 2 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

BULK REGULATIONS

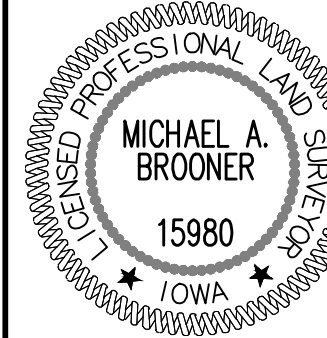
SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 25'

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S.

DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

ENGINEER:

TECH:

REVIEW:

PRINCETON SUBDIVISION PLAT 4

FINAL PLAT

2101.001

RESOLUTION NO. 03-2922

RESOLUTION APPROVING FINAL PLAT OF PRINCETON SUBDIVISION PLAT 4 AND
CERTAIN RELATED AGREEMENTS AND EASEMENTS

WHEREAS, the preliminary plat and accompanying materials for Princeton Subdivision Plat 4, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by JM Commercial Holdings, LLC, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has filed with the City of Grimes a Declaration of Easements, Covenants, and Use Restrictions for the Plat to be recorded with the final plat thereof; and

WHEREAS, the plat of Princeton Subdivision Plat 4 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

That the plat of Princeton Subdivision Plat 4 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. Declaration of Private Easements

2. Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Declaration of Easements, Covenants, and Use Restrictions for the Plat and the City Clerk is directed to file such Covenants with the Plat.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all easement and other agreements, and file the final plat of Princeton Subdivision Plat 4, as well as any other documents related thereto, with the Polk County Recorder.

PASSED AND APPROVED this 22nd day of March, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk